SETTLEMENT AGREEMENT AND RELEASE OF CLAIMS

This Settlement Agreement and Release of Claims ("Agreement") is entered into as of the last date of any signature below ("Execution Date") by and among:

- (a) Guadalupe Chavez, Lorenza Romero, Alice Sanchez, Susie Trujillo, and Petra Velarde (Representative Plaintiffs), on the one hand, and
- (a) Bosley Management Inc., on the other hand

RECITALS

- A. Nature of the case: This lawsuit is brought on behalf of a proposed class of low-income individuals who are current or former tenants at La Vista Del Rio Apartment complex in Española, New Mexico, which until September 15, 2023, was deeply subsidized affordable housing under the United States Department of Agriculture (USDA)'s Rural Development (RD) Section 515 loan program and Section 521 Rental Assistance deep subsidy program. Plaintiffs filed this case challenging: 1) the U.S. Department of Agriculture Rural Development's approval of a request to prepay a Multifamily Housing Program loan on the Property issued by RD pursuant to Section 515 of the Housing Act of 1949, 42 U.S.C. § 1485 ("Section 515"); 2) the private Defendants; (Villas Management and Bosley Management Inc) management of the property preceding and following pre-payment; and 3) RD's prepayment approval processes and administration of the Rural Development Voucher Program. This settlement agreement concerns claims against Defendant Bosley Management Inc.
- **B.** No Admission of Fault: This agreement is the result of the Bosley Management Inc. and Representative Plaintiffs compromising and settling disputed claims. Neither this Agreement nor any representations made by Plaintiffs and Bosley Management, Inc. in the course of negotiating this Agreement shall constitute or be construed as any admission of liability or wrongdoing by any Party, or by their officers, employees, agents, successors, assigns, or representatives, related to any claims or defenses that were raised (or could have been raised) with regard to the Litigation.
- C. Class Counsel Review: Class Counsel have analyzed and evaluated the merits of all contentions of Defendant BMI, and recognizing the risks of continued litigation and the likelihood that the Action, if not settled now, would be further protracted and will further delay any relief to the proposed class, Representative Plaintiffs and Class Counsel are satisfied that the terms and conditions of this Agreement are fair, reasonable, adequate, and equitable, and that a settlement of the claims against BMI on the terms described in this Agreement is in the best interests of the proposed Settlement Class.

NOW, THEREFORE, in consideration of the covenants and agreements set forth in this Agreement, the Parties, for themselves and through their undersigned counsel, agree to the following Settlement, subject to Court approval, under the following terms and conditions.

Exhibit A

I. **DEFINITIONS**

In addition to the terms defined parenthetically herein, the following definitions apply to this Agreement.

- **1.** "Action" means the Action in the United States District Court for the District of New Mexico under the caption *Guadaupe Chavez, et. al. v. Vilsack et. al.*, No. 1:23-cv-00572-JB-KK.
- **2.** "Class Counsel" means National Housing Law Program and the New Mexico Center on Law and Poverty.
- **3.** "Class Notice" means the notice provided to the Settlement Class of the class action status and proposed settlement of the Action. Plaintiffs Counsel will develop the Class Notice. The Class Notice will include a hearing date set by the Court to consider objections, if any, to the settlement and to enter the Settlement Order and Final Judgment.
- **4.** "Defendant BMI" means Bosley Management Inc., one of the defendants in the Action.
 - 5. "Distribution Date" means no later than 14 days after Final Approval.
- **6.** "Eligible Class Member" means a Settlement Class Member who does not exclude himself or herself from the Action.
 - 7. "Final Approval" means that all of the following have occurred:
 - (a) The Court has entered the Settlement Order and Final Judgment;
 - (b) The Court has made its final award of any Service Award; and
 - (c) Thirty-One (31) days have passed after entry of the Settlement Order and Final Judgment by the Court without any appeals or requests for review of the Court's Settlement Order and Final Judgment being filed, or, if appeals or requests for review have been filed, the time has passed for seeking further review after orders on appeal affirming the Settlement Order and Final Judgment, or review has been denied after exhaustion of all appellate remedies.
 - **9.** "Parties" means Representative Plaintiffs and Bosley Management Inc.
- **8.** "Preliminary Approval" means the Court has entered an order approving the Agreement, preliminarily approving the terms and conditions of this Agreement, including the manner of providing Class Notice to the Settlement Class. The Parties will confer on the form of the Order.

- 9. "Released Claims" means any and all claims, rights (including rights to restitution or reimbursement), demands, actions, causes of action, suits, liens, damages, attorney fees, obligations, contracts, liabilities, agreements, costs, interest, expenses, or losses of any nature, whether known or unknown, direct or indirect, matured or unmatured, contingent or absolute, existing or potential, suspected or unsuspected, equitable or legal, and whether under federal statutory law, federal common law or federal regulation, or the statutes, constitutions, regulations, ordinances, common law, or any other law of any and all states or their subdivisions, parishes or municipalities that were alleged or asserted in the Action, as well as any claims that could have been brought, arising out of or relating to the same nucleus of operative facts as alleged in the Action, by way of pleadings, motions, or briefs.
- "Released Party" means the Bosley Management Inc. along with their respective affiliates, parents, direct and indirect subsidiaries, agents, insurers, and any company or companies actually or allegedly under common control with any of them, and each of their respective predecessors, successors, past and present owners, shareholders, members, partners, past and present officers, directors, managers, employees, agents, servants, accountants, attorneys, advisors, insurers, representatives, partners, vendors, issuers, and assigns, or anyone acting on their behalf.
- 11. "Representative Plaintiffs" means the named plaintiffs in the Action, specifically Guadalupe Chavez, Lorenza Romero, Alice Sanchez, Susie Trujillo, and Petra Velarde.
- 12. "Service Award" means the payment to Representative Plaintiffs for their time and effort in connection with this Action in an amount approved by the Court.
- "Settlement Administration" means the process under the Court's supervision, that includes, but is not limited to, the manner in which the Class Notice and the making of payments, and distributions required under this Agreement, are effectuated. The cost for Settlement Administration will be deducted from the Settlement Fund.
- "Settlement Administrator" means American Legal Claim Services LLC ("ALCS"), or another third-party settlement administrator mutually agreed on by the Parties.
 - 15. Except as otherwise provided in this Paragraph, "Settlement Class" means:
 - "All current and former residents of La Vista Del Rio Apartments since September 8, 2022 who are or were eligible to receive low-income housing assistance under the United States Department of Agriculture's Sections 515 and 521 Programs."

The Settlement Class does not include Defendant BMI or any entity that has a controlling interest in any of them, and any of their current or former owners, current or former directors, officers, counsel, and their immediate families. The Settlement Class also does not include any persons who request exclusion from the Class.

For purposes of settlement only, there are approximately 70 persons from approximately 35 units in the Settlement Class based on data provided by Defendant BMI.

- **16.** "Settlement Class Members" means persons meeting the definition of the Settlement Class.
- 17. "Settlement Fund" means the amount of \$150,000, consisting of an agreed-upon settlement amount of \$140,000 from Defendant Bosley Management Inc. for damages and \$10,000 for administrative costs.
- 18. "Settlement Hearing" means the hearing to be set by the Court to consider objections, if any, to the settlement and to enter the Settlement Order and Final Judgment.
- **19.** "Settlement Order and Final Judgment" means an order and judgment entered by the Court approving this Agreement as final and binding on the Parties, Settlement Class Members, and Released Parties.
- **20.** The plural of any defined term includes the singular and the singular of any defined term includes the plural, as the case may be.

II. GENERAL TERMS OF SETTLEMENT

- 1. Payment of the Settlement Fund. Defendant BMI shall fund \$150,000 to the Settlement Administrator by the date set by the Court in the Order granting Preliminary Approval. This sum includes: \$140,000 for payments to class members and Representative Plaintiff incentive payments; \$10,000 for the cost of administering the class. This sum and their payment shall be Defendant Bosley Management Inc.'s total financial obligation under this Agreement. These payments shall be paid to the Settlement Administrator and held in an account solely to be used to effectuate this settlement. Notwithstanding the foregoing, if the Court has not approved the Settlement Administrator by the time tender of payment is required to the Settlement Fund, then such payment shall be deposited in the trust accounts of respective Parties' counsel, to be held in such account until such time as the Settlement Administrator is approved by the Court.
- **2. Payments to Settlement Class Members.** On or before the Distribution Date, Defendant BMI will pay to each Eligible Class Member, through the Settlement Administrator:
 - a. Payments to class member household broken down as follows:
 - i. \$ 3,428 per unit for 35 units.
 - ii. An additional \$1,000 for households that include class members that no longer live in the complex as of January 1, 2024.
- 3. Class List. Defendant BMI has already provided to Class Counsel a Class List consisting of rent rolls that are consistent with the class definition that includes the name, unit number and size, as well as the last known address of every member of the Settlement Class.

- 4. Settlement Administration. Settlement Administration shall occur under the Court's supervision. The Parties will engage ALCS, a third-party administrator (or another third-party settlement administrator mutually agreed on by the Parties), to provide Settlement Administration, including but not limited to making the payments to Settlement Class Members, payment of the Representative Plaintiff Service Award, and payment of costs of Settlement Administration and Class Notice, plus any other distributions required under this Agreement. Costs of Settlement Administration will be paid by Defendant BMI up to a cap of \$10,000. If the class administration costs are less than \$10,000, the unspent portion will revert back to Defendant BMI. Any fees and costs that exceed \$10,000 will be paid by Class Counsel.
- Representative Plaintiff Service Award: Subject to Court approval, Plaintiffs may request an amount not to exceed \$1,000 per representative Plaintiff. If the Final Approval occurs, Settlement Administrator shall pay from the Settlement Fund to the Class Counsel, the Representative Plaintiff Service Award, in the manner and at the time set forth herein.
- 6. No Reversion to Defendants. Any remainder left in the Settlement Fund after all other distributions have been made will be distributed by the Settlement Administrator to a cy pres recipient with no reversion to Defendants.
- Cy Pres. The Parties agree that Espanola Pathways Shelter shall be the cy pres 7. recipient.
- Use Restriction Disclosures. Within 1 business day of executing this agreement, 8. Defendant BMI shall provide to Class Counsel documentation showing that Defendant BMI disclosed to Villas de Avenida Canada the existence of a use restriction concerning the La Vista Del Rio Apartment complex prior to purchase.
- 9. **Priority Admission:** Defendant BMI shall provide priority admission for class members at other Section 515 properties owned by Defendant BMI. This priority admission is conditional upon the class member identifying the specific property for which they are seeking admission, applying for admission, and qualifying to reside at the property. This priority admission requirement will terminate two years after final approval of the Settlement.

III. SETTLEMENT APPROVAL AND CLASS NOTICE

1. **Preliminary Approval.** Within 14 days of the execution of this agreement, the Representatives Plaintiffs will move for an order ("Preliminary Approval Order"), which, among other things, provisionally certifies the Settlement Class for settlement purposes only; appoints Representative Plaintiff as the representative of the Settlement Class; appoints Class Counsel as counsel for the Settlement Class; approves the Settlement Administrator selected by the Parties; grants the Court's Preliminary Approval of this Agreement; approves the form of Class Notice; and sets a Settlement Hearing date to consider objections, if any, to the settlement and to enter the Settlement Order and Final Judgment.

- Class Notice. The Parties will request that the Preliminary Approval Order direct that, within 45 days of entry of the Preliminary Approval Order, the Settlement Administrator shall provide Class Notice of the provisional class certification and proposed settlement to all Settlement Class Members.
- 3. Finding class members for whom there is no current address. Prior to sending the class notice, the Settlement Administrator will attempt to find addresses for class members for whom Defendant BMI does not have a current address. These are class members who have moved from the complex that is the subject of this litigation and may not have left a forwarding address with Defendant BMI. Within 7 days of the Order for Preliminary Approval, Defendant BMI will provide class counsel with the applicant certifications submitted by class members who no longer live at La Vista Del Rio. Provision of the applicant certifications is subject to the entry of an appropriate confidentiality/protective Order.
- **Returned Mail.** Class Notices will be remailed if notice for any class member is returned by the USPS, either to the forwarded address provided by USPS or to a new address obtained via skip trace, with the opt out and objection deadline to remain the same. If the notice is returned 30 days after the initial mailing, no remailing will be required. Only one remailing shall be required and none shall be required if the USPS provides no forwarding address and skip tracing does not turn up an address. The Class administrator shall handle all mailing and remailing and all skip tracing. Any amounts left in the class fund due to failure to driver notice despite the above notice plan will revert to the cy pres fund.
- Submission of Exclusion Requests or Objections. Representative Plaintiffs will request that the Preliminary Approval Order direct that Settlement Class Members be allowed 60 days after the date established by the Court for the Settlement Administrator to provide Class Notice as set forth in Paragraph III(2) above to request exclusion from the Settlement Class or to submit objections to the proposed Settlement. The Class Notice described in Paragraph III(2) above shall direct that exclusion requests, if any, be sent to the Settlement Administrator, which will provide periodic updates on exclusion requests to Defendant BMI's counsel and Class Counsel. The Class Notice described in Paragraph III(2) above shall direct that objections, if any, be sent to Class Counsel, who shall file copies with the Court. Any re-sending of Class Notice shall not extend the time for a Settlement Class Member to request exclusion or submit objections.
- **Entry of Final Judgment.** Representative Plaintiffs will request that the Court (a) grant Final Approval and (b) enter judgment in accordance with this Agreement, approving the Agreement as fair, reasonable, and adequate, and binding on all Settlement Class Members who have not excluded themselves, ordering that the Claim Payments be paid to Eligible Class Members, and the Representative Plaintiff Service Award, be paid in the amounts approved by the Court, approving the form and manner of Class Notice provided, ordering that any remainder left in the Settlement Fund be distributed to the cy pres recipient with no reversion to Defendants, dismissing the Action with prejudice, and barring Settlement Class Members from bringing claims within the scope of the Released Claims.

IV. ADMINISTRATION AND DISTRIBUTION OF PAYMENTS

- 1. Responsibility for Distributions. The Settlement Administrator will be responsible for making all distributions required under this Agreement. The Settlement Administrator will have authority to make all decisions reasonably necessary for the orderly implementation and administration of this Agreement and the distribution of all payments prescribed in this Agreement. The Settlement Administrator shall have no liability for any Settlement Administration decision made in good faith and not inconsistent with the express terms of this Agreement.
- **2. Distribution of Representative Plaintiff Service Award.** No later than 14 days after the date of Final Approval, the Settlement Administrator shall distribute the Representative Plaintiff Service Award, in amounts approved by the Court by a check or wire transfer as directed by Class Counsel.
- **3.** Eligibility for Distribution. To be eligible for distribution pursuant to this Agreement, Settlement Class Members are not required to do anything other than not exclude themselves.
- 4. Notification to Class Counsel. No later than 30 days after Final Approval, the Settlement Administrator shall provide Defendant BMI, its undersigned counsel, and Class Counsel with (i) the names and addresses of Eligible Class Members and the Payment payable to each Eligible Class Members, and (ii) the names and addresses of Eligible Class Members who excluded themselves. The Settlement Administrator may provide this information in such form or media as Defendant BMI and Class Counsel reasonably agree, subject to approval by the Settlement Administrator.
- 5. Manner of Distribution. The Settlement Administrator shall make the payments required to Eligible Class Members by check on or before the Distribution Date. The Settlement Administrator shall not have any obligation to re—mail any check returned after a payment in accordance with this Paragraph. Checks issued pursuant to this Paragraph shall remain valid for 60 days after issuance, and shall recite that limitation on the face of the check. The value of any Payments remaining uncashed after 60 days will be paid to the Court approved cy pres recipient.
- 6. Notification to Eligible Claimants. At the time of payment by check, Eligible Class Members will be notified that the check represents their payment under this Agreement. The determination of the payment amount is final and not subject to challenge by the Eligible Class Member to whom the check is sent.
- 7. **Distribution to Heirs of Deceased Eligible Class Members.** If an Eligible Class Member is deceased, payment of the amount due to that Eligible Class Member shall be made to any heir, or, if multiple heirs, to each heir, or to the Estate of the deceased Eligible Class Member, upon acceptable proof of eligibility. Acceptable proof of eligibility may include providing a copy of the Death Certificate, along with either court documents that establish the Estate or decide the heirs, or if no such documents exist and no Estate was

established, or the Estate proceedings have been completed, an affidavit that states the identities of the heirs and the respective percentage due to each heir.

V. RELEASES

- 1. Sole and Exclusive Remedy. This settlement shall be the sole and exclusive remedy for any and all Released Claims against the Released Parties. Each Eligible Class Member (including anyone claiming by or through him or her) shall be barred from initiating, asserting, or prosecuting the Released Claims.
- **2.** Class Release to Defendant BMI. Effective upon Final Approval, the Representative Plaintiff, for himself and as representatives of the Settlement Class, and on behalf of each Settlement Class Member who did not exclude himself or herself from the Action, and each of their respective agents, successors, heirs, assigns, and any other person who can claim by or through the Representative Plaintiff or the Eligible Class Members in any manner, shall have fully, finally, and forever irrevocably released, relinquished, and forever discharged with prejudice all Released Claims against the Released Parties.
- 3. Effect of Releases. With respect to any and all Released Claims, the Parties stipulate and agree that upon Final Approval, the Representative Plaintiff and eligible Class Members, for themselves and on behalf of their respective parents, affiliates, directors, officers, employees, owners, shareholders, members, partners, agents, successors, heirs, assigns, and any other person who can claim by or through each or any of them, shall expressly waive, and each Eligible Class Member and each Eligible Class Members' respective agents, successors, heirs, assigns, and any other person who can claim by or through each or any of them, in any manner, shall be deemed to have waived, and by operation of the judgment of the Court, shall have expressly waived, any and all claims, rights, or benefits they may have under and any federal or state law, right, rule, or legal principle that may be applicable. The Parties agree and acknowledge that this waiver is an essential term of this Agreement.

VI. MISCELLANEOUS PROVISIONS

1. Settlement Purpose of Agreement. This Agreement is for settlement purposes only, and neither the fact of, nor any provision contained in this Agreement or its attachments, nor any action taken hereunder shall constitute, be construed as, or be admissible in evidence as, any admission of the validity of any claim, defense or any fact alleged by any of the Parties in the Action or in any other pending or subsequently filed action or of any wrongdoing, fault, violation of law, or liability of any kind on the part of any Party, or admission by any Party of any claim, defense or allegation made in the Action or any other action, nor as an admission by any of Defendant BMI, Representative Plaintiff, or Settlement Class Members of the validity of any fact or defense asserted against them in the Action or any other action. If the Court should for any reason fail to approve this Agreement in the form substantially agreed to by the Parties, decline to enter the Settlement Order and Final Judgment or impose any condition to approval of the settlement to which the Parties do not consent, or if the Settlement Order and

Final Judgment is reversed or rendered void, then (a) this Agreement shall be considered null and void, (b) neither this Agreement nor any of the related negotiations shall be of any force or effect, and (c) all Parties to this Agreement shall stand in the same position, without prejudice, as if the Agreement had been neither entered into nor filed with the Court. Invalidation of any material portion of this Agreement shall invalidate this Agreement in its entirety unless the Parties agree in writing that the remaining provisions shall remain in full force and effect. If this Agreement terminates or is nullified, the provisional class certification shall be vacated by its terms, and the Action shall revert to the status that existed before the initial date of settlement between the Parties. Upon nullification of this Agreement, Representative Plaintiff shall be free to pursue any claims available to him, and Defendants shall be free to assert any defenses available to them. Nothing in this Agreement shall be argued or deemed to estop any Party from the assertion of such claims or defenses. In the event the Court should for any reason fail to approve this Agreement in the form agreed to by the Parties, decline to enter the Settlement Order and Final Judgment, or impose any condition to approval of the settlement to which the Parties do not consent, or if the Settlement Order and Final Judgment is reversed or rendered void, the Parties will negotiate in good faith to address the issues raised by said events, including via mediation.

- 2. Cooperation. The Parties and their counsel will cooperate fully in the process of seeking settlement approval. Class Counsel warrant and agree they will take all steps necessary to obtain and implement Final Approval of this Agreement, to defend the Settlement Order and Final Judgment through all stages of any appeals that may be taken (regardless of who prosecutes the appeal), to give Released Parties full and final peace from further prosecution of the Released Claims, and to give the Settlement Class Members the benefits they enjoy under this Agreement.
- Governing Law. This Agreement is intended to and shall be governed by the laws of the State of New Mexico, without regard to its rules regarding conflict of laws.
- Entire Agreement. The terms and conditions set forth in this Agreement constitute the complete and exclusive statement of the agreement between the Parties relating to the subject matter of this Agreement, superseding all previous negotiations and understandings, whether oral or in writing, express or implied, and may not be contradicted by evidence of any prior or contemporaneous agreement. Any modification of the Agreement that may adversely affect Settlement Class Members' substantive rights must be in writing and signed by Representative Plaintiff and Defendant BMI; any other modification of the Agreement must be in writing and signed by Class Counsel and BMI's undersigned counsel.
- Construction of Agreement. The determination of the terms of, and the drafting of, this Agreement has been by mutual agreement after extensive negotiation, with consideration by and participation of counsel for all Parties. The Agreement shall be construed according to the fair intent of the language taken as a whole, and not for or against any Party.
- Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, successors, and assigns.

- 7. Waiver. The waiver by one Party of any provision or breach of this Agreement shall not be deemed a waiver of any other provision or breach of this Agreement.
- 8. Effectiveness of Agreement; Counterparts. This Agreement shall become effective upon the last date of its execution by all of the persons for whom signature spaces have been provided below. The Parties and their counsel may execute this Agreement in counterparts (any one or all of which may be fax or PDF/electronic copies), and execution in counterparts shall have the same force and effect as if all signatories had signed the same document.
- 9. Continuing Jurisdiction. The Court shall retain exclusive and continuing jurisdiction over this Agreement and over all Parties and Settlement Class Members to interpret, effectuate, enforce, and implement this Agreement. The Court shall have exclusive jurisdiction to resolve any disputes involving this Agreement, subject to the dispute resolution mechanism set forth in Paragraph VI(2).
- 10. Authority. Each individual signing this Agreement represents and warrants that he or she has the authority to sign on behalf of the Party for which that individual signs.
- 11. Assignment; Third Party Beneficiaries. None of the rights, commitments, or obligations recognized under this Agreement may be assigned by any member of the Settlement Class without the express written consent of the other Parties. The representations, warranties, covenants, and agreements contained in this Agreement are for the sole benefit of the Parties and shall not be construed to confer any right or to afford any remedy to any other person.
- 12. Calculation of Time. All time listed in this Agreement is in calendar days. Time is calculated by (a) excluding the day of the event that triggers the period; (b) counting every day, including intermediate Saturdays, Sundays, and legal holidays; and (c) including the last day of the period, but if the last day is a Saturday, Sunday, or legal holiday, the period continues to run until the end of the next day that is not a Saturday, Sunday, or legal holiday.

SIGNED:

Guadalupe Chavez, Plaintiff

Lorenza Pomero Plaintiff

Alice Sanchez, Plaintiff

Data

Date

Data

03-15-2005

Date

Date

Counsel for Defendant:

Rick Cravens,

PRIEST & MILLER

ADDENDUM TO SETTLEMENT AGREEMENT AND RELEASE OF CLAIMS

This Addendum modifies the following three paragraphs of the Settlement Agreement and Release of Claims ("Agreement"), in the following sections as follows:

II. GENERAL TERMS OF SETTLEMENT

- 1. Replacing Paragraph 2.a. with the following:
 - a. Payments to class member household broken down as follows:
 - i. \$2,500 per unit for 46 households.
 - ii. An additional \$1,000 for households that include class members that no longer live in the complex as of January 1, 2024.
- 2. Replacing the second sentence of Paragraph 4, with the following:

 The Parties will engage ALCS, a third-party administrator (or another third-party settlement administrator mutually agreed on by the Parties), to provide Settlement Administration, including but not limited to making the payments to Settlement Class Members, and payment of costs of Settlement Administration and Class Notice, plus any other distributions required under this Agreement.
- 3. Striking Paragraph 5, "Representative Plaintiff Service Award."
- 4. Amending Paragraph 6, "No Reversion to Defendants" as follows: No Reversion to Defendants. Any remainder left in the Settlement Fund after all other distributions have been made will be redistributed to class members who have already received a portion of the settlement with no reversion to Defendants.
- 5. Striking Paragraph 7, "Cy Pres."

III. SETTLEMENT APPROVAL AND CLASS NOTICE

- 6. Replacing the final sentence of Paragraph 4, "Returned Mail" with the following:

 Any amounts left in the class fund due to failure to deliver notice despite the above notice plan will be redistributed to class members who receive a portion of the settlement.
- 7. Replacing Paragraph 6, "Entry of Final Judgment" with the following:

 Entry of Final Judgment. Representative Plaintiffs will request that the Court

 (a) grant Final Approval and (b) enter judgment in accordance with this Agreement, approving the Agreement as fair, reasonable, and adequate, and binding on all Settlement Class Members who have not excluded themselves, ordering that the Claim Payments be paid to Eligible Class Members in the amounts approved by the Court, approving the form and manner of Class Notice provided, ordering that any remainder left in the Settlement Fund be

Notice provided, ordering that any remainder left in the Settlement Fund be redistributed to class members who receive a portion of the settlement with no reversion to Defendants, dismissing the Action with prejudice, and barring Settlement Class Members from bringing claims within the scope of the Released Claims.

IV. ADMINISTRATION AND DISTRIBUTION OF PAYMENTS

- 8. Striking Paragraph 2, "Distribution of Representative Plaintiff Service Award."
- 9. Replacing the final sentence of Paragraph 5, "Manner of Distribution" with the following:

The value of any Payments remaining uncashed after 60 days will be redistributed to class members who have already received a portion of the settlement.

SIGNED: Guadalupe Chavez, Plaintiff	4/6/25 Date
Lorenza Romero, Plaintiff	11-10-2025 Date
Alice Sanchez, Plaintiff	4-7-2005 Date
Susie Trujillo, Phintiff	<u>4-6-2025</u> Date
Petra Velarde, Plaintiff	<u>4-4-2025</u> Date
Counsel for Plaintiffs:	

Sovereign Hager NEW MEXICO CENTER ON LAW & POVERTY Natalie N. Maxwell Marcos Segura NATIONAL HOUSING LAW PROJECT

Defendant Bosley Management, Inc.

4/07/25 Date

Counsel for Defendant

Rick/Cravens,

PRIEST & MILLER

Class Action Notice

This Notice is authorized by the U.S. District Court. This is not an advertisement from a lawyer.

This is an important legal document; we recommend that you read all of it.

Records show that you resided at the La Vista Del Rio Apartments in Española, NM on or after September 8, 2022 and received housing assistance through the United States Department of Agriculture- Rural Development.

There is a settlement of a lawsuit.

Your household is entitled to receive \$2,500.

You do not have to do anything to receive the money, other than make sure the settlement administrator has your information.

You can also exclude yourself from the settlement, object or attend a hearing to speak about the fairness of the settlement.

This notice is to tell you about a proposed settlement of a class action lawsuit that was filed in the United States District Court for the district of New Mexico. The lawsuit is called, *Chavez v. Vilsack and Bosley Management Inc.*, Case No. 1:24-CV-00572 JB/KK (D. NM). The plaintiffs, or people who brought the class action lawsuit in their name, have reached a settlement with Bosley Management Inc. In the lawsuit, plaintiffs alleged that Bosley Management Inc. violated the law by failing to maintain habitable conditions as the owner of the property and by telling residents that the complex would close. In agreeing to settle, Bosley Management Inc. has not admitted they did anything wrong.

Important Information About Your Legal Rights

The proposed settlement covers all tenants that lived at the La Vista Del Rio Apartment Complex since September 8, 2022, and received low-income housing assistance through the United States Department of Agriculture Rural Development.

The settlement requires Bosley Management Inc. to:

- Pay \$150,000. Which includes:
 - 1) \$2,500 for each class member household.
 - 2) \$1,000 for each class member household who moved prior to January 1, 2024.
 - 3) \$10,000 for costs to administer the settlement.

Your Options: Read this notice to understand the settlement and to determine if you are a class member. Then decide if you want to:

Do Nothing	You will be bound by the settlement, if the judge approves it. This means you will not be able to sue Bosley Management Inc. about the same issues.
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GO TO A HEARING	Ask to speak in Court about the fairness of the settlement. The hearing will be at [time] on [date].
OBJECT TO THE SETTLEMENT	If you want to object to the settlement, you can do so in writing and sending your objection to all of those listed below <i>no later than [date]</i> :
	The Court: The Hon. James O. Browning United States District Court, Pete V. Domenici United States Courthouse 333 Lomas Blvd NW, Suite 660, Albuquerque, New Mexico 87102
	Class Counsel: Sovereign Hager and Maria Griego New Mexico Center on Law and Poverty P.O. Box 27290, Albuquerque, NM 87125
	Defense Counsel: Richard H. Cravens, IV Priest & Miller, LLP 6100 Uptown Blvd. NE, Suite 620, Albuquerque, NM 87110
OPT OUT BY REQUESTING TO BE EXCLUDED FROM THE CASE	At this time, you are considered a member of the class for settlement purposes. However, if you want to exclude yourself from the proposed class action settlement, you would keep the right to sue Bosley Management Inc. about the same issues. To opt out you must send a written request specifically stating that you request exclusion. Mail your request to:
	Settlement Administrator PO Box [number], [city, state, zip code]. Your request must be postmarked <i>no later than [date]</i> .

Do I have a lawyer in this lawsuit?

In a class action, the judge appoints class representatives and lawyers to work on the case and represent the interests of all class members. For this settlement, the judge has appointed the following individuals and lawyers:

New Mexico Center on Law and Poverty

Sovereign Hager Maria Griego P.O. Box 27290 Albuquerque, NM 87125 (505) 255-2840 **National Housing Law Project**

Natalie Maxwell Marcos Segura 90 New Montgomery St., Suite 1015 San Francisco, CA 94105

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These are the lawyers who negotiated this settlement on your behalf. If you want to be represented by your own lawyer, you may hire one at your own expense.

If you have questions, please contact the Settlement Administrator at [phone number], or NM Center on Law and Poverty, the attorneys for Plaintiff and the Class, at (505) 255-2840.

(As of) Report Date: 09/01/2022

03/12/2025 09:06 AM

La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

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Tenant Name RTINEZ, DESSEREE CANT - 03/31/2022 DRIGUEZ, VERONICA RELA, ISAAC EATHOUSE, ANDREA RDOVA, CHRISTELLA RNANDEZ, DANIELA IEGO, KATRINA R INZANARES, SHIRLEY KON, ERICA NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA CANT - 02/21/2022	Size 2BR 2BR 2BR 2BR 2BR 2BR 2BR 2BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1	05/01/23 12/01/22 06/01/23 12/01/22 09/01/23 02/01/23 02/01/23 03/01/23 01/01/23 08/01/23 07/01/23 06/01/23 11/01/22 11/01/22	Rent - 308 0 167 0 24 261 22 154 178 7 0 0 0 34 126 222 12	U/R 0 0 0 13 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	+ R/A + 1 385 0 526 706 669 432 671 539 399 570 603 0 0 543 451	0 693 0 0 0 0 0 0 0 0 0 0 577 577 577 0	For Total 693 693 693 693 693 693 693 577 577 577 577 577 577 577	693 693 693 693 693 693 693 577 577 577 577	885 885 885 885 885 885 885 885 760 760 760 760	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1 1 1 1 1 1 1 1 1 1 1 1 1	30% 30% 30% 30% 30% 30% 30% 30% 30% 0%	VAC-
CANT - 03/31/2022 DRIGUEZ, VERONICA RELA, ISAAC EATHOUSE, ANDREA RDOVA, CHRISTELLA RNANDEZ, DANIELA IEGO, KATRINA R INZANARES, SHIRLEY KON, ERICA NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	2BR 2BR 2BR 2BR 2BR 2BR 2BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR	12/01/22 06/01/23 12/01/22 09/01/23 02/01/23 02/01/23 03/01/23 01/01/23 08/01/23 07/01/23 06/01/23 02/01/23 11/01/22	0 167 0 24 261 22 154 178 7 0 0 0 0 34 126 222	0 0 13 0 0 0 0 0 0 0 26 0 0 0	0 526 706 669 432 671 539 399 570 603 0 0	693 0 0 0 0 0 0 0 0 0 0 577 577	693 693 693 693 693 693 693 577 577 577 577 577	693 693 693 693 693 693 577 577 577 577	885 885 885 885 885 885 760 760 760 760 760 760	0 0 0 0 0 0 0 0 0 0	1 1 1 1 1 1 1 1 1 1 1 1	0% 30% 30% 30% 30% 30% 30% 30% 30% 30% 3	VAC-
DRIGUEZ, VERONICA RELA, ISAAC EATHOUSE, ANDREA RDOVA, CHRISTELLA RNANDEZ, DANIELA IEGO, KATRINA R INZANARES, SHIRLEY KON, ERICA NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	2BR 2BR 2BR 2BR 2BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR	06/01/23 12/01/22 09/01/23 02/01/23 02/01/23 03/01/23 01/01/23 08/01/23 07/01/23 06/01/23 02/01/23 11/01/22	167 0 24 261 22 154 178 7 0 0 0 0 34 126 222	0 13 0 0 0 0 0 0 0 0 26 0 0 0	526 706 669 432 671 539 399 570 603 0 0	0 0 0 0 0 0 0 0 0 0 577 577	693 693 693 693 693 577 577 577 577	693 693 693 693 693 577 577 577 577 577	885 885 885 885 885 760 760 760 760 760	0 0 0 0 0 0 0 0	1 1 1 1 1 1 1 1 1 1 1	30% 30% 30% 30% 30% 30% 30% 30% 30% 0%	VAC-
RELA, ISAAC EATHOUSE, ANDREA RDOVA, CHRISTELLA RNANDEZ, DANIELA IEGO, KATRINA R INZANARES, SHIRLEY KON, ERICA NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	2BR 2BR 2BR 2BR 2BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR	06/01/23 12/01/22 09/01/23 02/01/23 02/01/23 03/01/23 01/01/23 08/01/23 07/01/23 06/01/23 02/01/23 11/01/22	0 24 261 22 154 178 7 0 0 0 0 0 34 126 222	13 0 0 0 0 0 0 0 26 0 0 0	706 669 432 671 539 399 570 603 0 0	0 0 0 0 0 0 0 0 0 577 577	693 693 693 693 577 577 577 577 577	693 693 693 693 693 577 577 577 577 577	885 885 885 885 885 760 760 760 760 760	0 0 0 0 0 0 0	1 1 1 1 1 1 1 1 1 1	30% 30% 30% 30% 30% 30% 30% 0%	
RELA, ISAAC EATHOUSE, ANDREA RDOVA, CHRISTELLA RNANDEZ, DANIELA IEGO, KATRINA R INZANARES, SHIRLEY KON, ERICA NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	2BR 2BR 2BR 2BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1	12/01/22 09/01/23 02/01/23 02/01/23 03/01/23 01/01/23 08/01/23 07/01/23 06/01/23 02/01/23 11/01/22 11/01/22	24 261 22 154 178 7 0 0 0 0 34 126 222	0 0 0 0 0 0 0 26 0 0 0	669 432 671 539 399 570 603 0 0	0 0 0 0 0 0 0 0 577 577	693 693 693 577 577 577 577 577	693 693 693 577 577 577 577 577	885 885 885 760 760 760 760 760	0 0 0 0 0 0 0	1 1 1 1 1 1 1 1 1	30% 30% 30% 30% 30% 30% 30% 0%	
RDOVA, CHRISTELLA RNANDEZ, DANIELA IEGO, KATRINA R INZANARES, SHIRLEY KON, ERICA NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	2BR 2BR 2BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1	09/01/23 02/01/23 02/01/23 03/01/23 01/01/23 08/01/23 07/01/23 06/01/23 02/01/23 11/01/22 11/01/22	261 22 154 178 7 0 0 0 0 0 34 126 222	0 0 0 0 0 0 26 0 0 0	432 671 539 399 570 603 0 0 543	0 0 0 0 0 0 0 577 577 577	693 693 577 577 577 577 577	693 693 577 577 577 577 577 577	885 885 760 760 760 760 760 760	0 0 0 0 0 0	1 1 1 1 1 1 1 1	30% 30% 30% 30% 30% 30% 0%	
RDOVA, CHRISTELLA RNANDEZ, DANIELA IEGO, KATRINA R INZANARES, SHIRLEY KON, ERICA NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	2BR 2BR 2BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1	02/01/23 02/01/23 03/01/23 01/01/23 08/01/23 07/01/23 06/01/23 02/01/23 11/01/22 11/01/22	22 154 178 7 0 0 0 0 34 126 222	0 0 0 0 26 0 0 0	671 539 399 570 603 0 0 0 543	0 0 0 0 0 577 577 577	693 693 577 577 577 577 577	693 693 577 577 577 577 577 577	885 885 760 760 760 760 760 760	0 0 0 0 0	1 1 1 1 1 1 1	30% 30% 30% 30% 30% 0%	
RNANDEZ, DANIELA IEGO, KATRINA R INZANARES, SHIRLEY KON, ERICA NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	2BR 2BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1	02/01/23 02/01/23 03/01/23 01/01/23 08/01/23 07/01/23 06/01/23 02/01/23 11/01/22 11/01/22	22 154 178 7 0 0 0 0 34 126 222	0 0 0 0 26 0 0 0	671 539 399 570 603 0 0 0 543	0 0 0 0 0 577 577 577	693 693 577 577 577 577 577	693 693 577 577 577 577 577 577	885 760 760 760 760 760 760	0 0 0 0 0	1 1 1 1 1	30% 30% 30% 30% 0%	
IEGO, KATRINA R INZANARES, SHIRLEY KON, ERICA NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	2BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1BR 1	02/01/23 03/01/23 01/01/23 08/01/23 07/01/23 06/01/23 02/01/23 11/01/22 11/01/22	154 178 7 0 0 0 0 0 34 126 222	0 0 0 26 0 0 0	539 399 570 603 0 0 0 543	0 0 0 0 577 577 577	693 577 577 577 577 577 577	693 577 577 577 577 577 577	885 760 760 760 760 760 760	0 0 0 0 0	1 1 1 1 1	30% 30% 30% 30% 0%	
NZANARES, SHIRLEY KON, ERICA NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	IBR IBR IBR IBR IBR IBR IBR IBR IBR IBR	03/01/23 01/01/23 08/01/23 07/01/23 06/01/23 02/01/23 11/01/22 11/01/22	178 7 0 0 0 0 0 34 126 222	0 0 26 0 0 0 0	399 570 603 0 0 0 543	0 0 0 577 577 577	577 577 577 577 577 577	577 577 577 577 577 577	760 760 760 760 760 760	0 0 0 0	1 1 1 1	30% 30% 30% 0%	
KON, ERICA NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	IBR IBR IBR IBR IBR IBR IBR IBR IBR	01/01/23 08/01/23 07/01/23 06/01/23 02/01/23 11/01/22 11/01/22	7 0 0 0 0 34 126 222	0 26 0 0 0 0	570 603 0 0 0 543	0 0 577 577 577	577 577 577 577 577	577 577 577 577 577	760 760 760 760 760	0 0 0 0	1 1 1 1	30% 30% 0%	
NEROS, STARLING CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	IBR IBR IBR IBR IBR IBR IBR IBR IBR	08/01/23 07/01/23 06/01/23 02/01/23 11/01/22 11/01/22	0 0 0 0 34 126 222	26 0 0 0 0	603 0 0 0 543	0 577 577 577	577 577 577 577	577 577 577 577	760 760 760 760	0 0	1 1 1	30% 0%	
CANT - 12/31/2021 CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	IBR IBR IBR IBR IBR IBR IBR IBR	07/01/23 06/01/23 02/01/23 11/01/22 11/01/22	0 0 0 34 126 222	0 0 0 0	0 0 0 543	577 577 577	577 577 577	577 577 577	760 760 760	0	1 1	0%	
CANT - 03/02/2022 CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	IBR IBR IBR IBR IBR IBR IBR	06/01/23 02/01/23 11/01/22 11/01/22	0 0 34 126 222	0 0 0 0	0 0 543	577 577	577 577	577 577	760 760	0	-1	0%	
CANT - 02/28/2022 LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	IBR IBR IBR IBR IBR IBR	06/01/23 02/01/23 11/01/22 11/01/22	0 34 126 222	0 0 0	0 543	577	577	577	760				VAC-
LAMANTE, JAN NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	IBR IBR IBR IBR IBR IBR	06/01/23 02/01/23 11/01/22 11/01/22	34 126 222	0	543					U	1 1		
NCHEZ, ALICE KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	1BR 1BR 1BR 1BR 1BR	06/01/23 02/01/23 11/01/22 11/01/22	126 222	0		0	577			_	1		VAC-
KON, DINO UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	IBR IBR IBR IBR	02/01/23 11/01/22 11/01/22	222	_	451				760	0	1	30%	
UJILLO, SUSIE LASQUEZ, DANIEL AS, DOLORES NA, MONICA	IBR IBR IBR	11/01/22 11/01/22		0		0	577	577	760	0	1	30%	
LASQUEZ, DANIEL AS, DOLORES NA, MONICA	IBR IBR	11/01/22	12	-	355	0	577	577	760	0	1	30%	
AS, DOLORES NA, MONICA	IBR			0	565	0	577	577	760	0	1	30%	
AS, DOLORES NA, MONICA			157	0	420	0	577	577	760	0	1	30%	
NA, MONICA	IDD	07/01/23	121	0	456	0	577	577	760	0	1	30%	
	IBR	04/01/23	4	0	573	0	577	577	760	0	1	30%	
	IBR		0	0	0	577	577	577	760	0	1	0%	VAC-
RVOZA, VIRGINA	IBR	01/01/23	171	0	406	0	577	577	760	0	1	30%	
RCIA, EMILO	IBR	09/01/23	0	11	588	0	577	577	760	. 0	1	30%	
	IBR	03/01/23	171	0	406	0	577	577	760	0	1	30%	
RELA, DENNIS				0	646	0	693	693	885	0	î	30%	
ADRID, ANDREW	2BR	08/01/23	47			_	693	693	885	0	i	30%	
RULE, SHIRLEY	2BR	10/01/22	224	0	469	0			885	0			
NZALES, KAYLA	2BR	08/01/23	57	0	636	0	693	693		_	1	30%	
LAZAR, RACHEL	2BR	07/01/23	160	0	533	0	693	693	885	0	1	30%	
PEZ, JENNIFER	2BR	11/01/22	32	0	661	0	693	693	885	0	1	30%	
LARDE, PETRA	2BR	05/01/23	286	0	407	0	693	693	885	0	1	30%	
EWARD, ADAM	2BR	11/01/22	147	0	546	0	693	693	885	0	1	30%	
REA, PATRICK	2BR	01/01/23	154	0	539	0	693	693	885	0	1	30%	
CANT - 12/31/2021	3BR	Processor Process	0	0	0	898	898	898	1,070	0	1	0%	VAC-
CHULETA, DARLENE	2BR	06/01/23	160	0	533	0	693	693	885	0	- 1	30%	
	2BR	04/01/23	142	0	551	0	693	693	885	0	1	30%	
	3BR		0	0	0	898	898	898	1,070	0	1	0%	VAC-
			0	0	0	693	693	693	885	0	1	0%	VAC-
		10/26/10	0	0	0	0	0	693	885	0	1	100%	LSE-N/RA-INC-
						0	898	898	1.070	0	1	30%	
The state of the s									,				
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and the second s									,				
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RRAL BEQUET, MARIA													
ARTINEZ, RAELYNE	2BR	11/01/22	2	0						-			
AVEZ. GUADALUPE	2BR	08/01/23		0	284	0						30%	
L., OUI L	3BR		0	0	0	898	898	898	1,070	0	1	0%	VAC-
NOOA COLPHAN	MINGUEZ, ANGEL K CANT - 07/31/2021 CANT - 07/29/2022 UNG), ROMERO JUDY NDRAGON, LARRY DDACA, ISMAEL AN, MARY PEZ, GRACE RTINEZ, TAMARA ICHEZ, CARRIE ANN RRAL BEQUET, MARIA	MINGUEZ, ANGEL K CANT - 07/31/2021 3BR CANT - 07/29/2022 2BR NNG), ROMERO JUDY DDACA, ISMAEL AN, MARY DEZ, GRACE RTINEZ, TAMARA SICHEZ, CARRIE ANN RRAL BEQUET, MARIA RTINEZ, RAELYNE AVEZ, GUADALUPE CANT - 10/18/2021 2BR	MINGUEZ, ANGEL K 2BR 04/01/23 CANT - 07/31/2021 3BR CANT - 07/29/2022 2BR ANG), ROMERO JUDY 2BR 10/26/10 NDRAGON, LARRY 3BR 12/01/22 DDACA, ISMAEL 2BR 11/01/22 AN, MARY 2BR 01/01/23 PEZ, GRACE 3BR 08/01/23 RTINEZ, TAMARA 3BR 11/01/22 NCHEZ, CARRIE ANN 2BR 02/01/23 RRAL BEQUET, MARIA 3BR 12/01/22 RTINEZ, RAELYNE 2BR 11/01/22 AVEZ, GUADALUPE 2BR 08/01/23 CANT - 10/18/2021 3BR	MINGUEZ, ANGEL K 2BR 04/01/23 142 CANT - 07/31/2021 3BR 0 CANT - 07/29/2022 2BR 0 NOG), ROMERO JUDY 2BR 10/26/10 0 NDRAGON, LARRY 3BR 12/01/22 166 DDACA, ISMAEL 2BR 11/01/22 120 AN, MARY 2BR 01/01/23 154 PEZ, GRACE 3BR 08/01/23 0 RTINEZ, TAMARA 3BR 11/01/22 20 RCHEZ, CARRIE ANN 2BR 02/01/23 25 RRAL BEQUET, MARIA 3BR 12/01/22 223 RTINEZ, RAELYNE 2BR 11/01/22 22 AVEZ, GUADALUPE 2BR 08/01/23 409 CANT - 10/18/2021 3BR 0	MINGUEZ, ANGEL K CANT - 07/31/2021 SANT - 07/29/2022 SANT - 07/29/2022 SANG), ROMERO JUDY NDRAGON, LARRY DDACA, ISMAEL AN, MARY SEZ, GRACE SHOW THE STANDARD STREET STRE	MINGUEZ, ANGEL K 2BR 04/01/23 142 0 551 CANT - 07/31/2021 3BR CANT - 07/29/2022 2BR 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	MINGUEZ, ANGEL K 2BR 04/01/23 142 0 551 0 CANT - 07/31/2021 3BR CANT - 07/29/2022 2BR NNG), ROMERO JUDY 2BR 10/26/10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	MINGUEZ, ANGEL K 2BR 04/01/23 CANT - 07/31/2021 3BR CANT - 07/29/2022 2BR ANG), ROMERO JUDY 2BR 10/26/10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	MINGUEZ, ANGEL K 2BR 04/01/23 CANT - 07/31/2021 3BR 0 0 0 0 898 898 898 CANT - 07/29/2022 2BR 0 0 0 0 693 693 693 693 693 693 693 693 693 693	MINGUEZ, ANGEL K 2BR 04/01/23 142 0 551 0 693 693 885 ANT - 07/31/2021 3BR 0 0 0 0 898 898 898 1,070 0 0 693 693 885 NDRAGON, LARRY 3BR 12/01/22 166 0 732 0 898 898 1,070 NDACA, ISMAEL 2BR 11/01/22 120 0 573 0 693 693 885 NEZ, GRACE 3BR 08/01/23 154 0 539 0 693 693 885 NEZ, GRACE 3BR 08/01/23 0 7 905 0 898 898 1,070 NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 RRAL BEQUET, MARIA 3BR 12/01/22 223 0 675 0 898 898 1,070 NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 NCHEZ, GRACE 2BR 11/01/22 20 0 878 0 898 898 1,070 NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 NCHEZ, CARRIE ANN 2BR 02/01/23 NCHEZ, CARRIE ANN 2BR 02/01/23 NCHEZ, CARRIE ANN 2BR 02/01/23 NCHEZ, CARRIE	MINGUEZ, ANGEL K 2BR 04/01/23 142 0 551 0 693 885 0 CANT - 07/31/2021 3BR 0 0 0 0 898 898 898 1,070 0 CANT - 07/29/2022 2BR 0 0 0 0 693 693 885 0 CANT - 07/29/2022 2BR 0 0 0 0 0 693 693 885 0 CANT - 07/29/2022 2BR 0 0 0 0 0 693 693 885 0 CANT - 07/29/2022 2BR 10/26/10 0 0 0 0 0 693 885 0 CANT - 10/18/2021 3BR 12/01/22 166 0 732 0 898 898 1,070 0 CANT - 10/18/2021 3BR 08/01/23 154 0 539 0 693 693 885 0 CANT - 10/18/2021 3BR 02/01/23 25 0 668 0 693 693 885 0 CANT - 10/18/2021 3BR 08/01/23 409 0 284 0 693 693 885 0 CANT - 10/18/2021 3BR 08/01/23 4667 57 21 729 6 388 398 1,070 0 CANT - 10/18/2021 3BR 08/01/23 0 0 0 898 898 1,070 0 CANT - 10/18/2021 3BR 08/01/23 25 0 668 0 693 693 885 0 CANT - 10/18/2021 3BR 08/01/23 409 0 284 0 6	MINGUEZ, ANGEL K 2BR 04/01/23 142 0 551 0 693 693 885 0 1 CANT - 07/31/2021 3BR 0 0 0 0 898 898 898 1,070 0 1 CANT - 07/29/2022 2BR 0 0 0 0 693 693 693 885 0 1 CANT - 07/29/2022 2BR 0 0 0 0 693 693 693 885 0 1 CANT - 07/29/2022 2BR 0 0 0 0 0 693 693 885 0 1 CANT - 07/29/2022 2BR 10/26/10 0 0 0 0 0 693 885 0 1 CANT - 07/29/2022 2BR 10/26/10 0 0 0 0 0 693 885 0 1 CANT - 07/29/2022 2BR 10/26/10 0 0 0 0 0 0 693 885 0 1 CANT - 07/29/2022 2BR 10/26/10 0 0 0 0 0 0 693 885 0 1 CANT - 10/18/2021 3BR 04/01/23 154 0 539 0 693 693 885 0 1 CANT - 10/18/2021 3BR 02/01/23 25 0 668 0 693 693 885 0 1 CANT - 10/18/2021 3BR 08/01/23 0 0 7 693 693 885 0 1 CANT - 10/18/2021 3BR 08/01/23 25 0 668 0 693 693 885 0 1 CANT - 10/18/2021 3BR 08/01/23 409 0 284 0 693 693 885 0 1 CANT - 10/18/2021 3BR 08/01/23 4667 57 21.729 6.388 32.727 33.420 42.535	MINGUEZ, ANGEL K 2BR 04/01/23 142 0 551 0 693 693 885 0 1 30% CANT - 07/31/2021 3BR 0 0 0 0 898 898 898 1,070 0 1 0% NDAGON, LARRY 3BR 12/01/22 166 0 732 0 898 898 1,070 0 1 30% NDAGON, LARRY 3BR 11/01/22 120 0 573 0 693 693 885 0 1 30% NAMARY 2BR 01/01/23 154 0 539 0 693 693 885 0 1 30% NAMARY 2BR 01/01/23 154 0 539 0 693 693 885 0 1 30% NEZ, GRACE 3BR 08/01/23 0 7 905 0 898 898 1,070 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 25 0 668 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 02/01/23 223 0 675 0 898 898 1,070 0 1 30% NCHEZ, CARRIE ANN 2BR 08/01/23 409 0 284 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 08/01/23 409 0 284 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 08/01/23 409 0 284 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 08/01/23 409 0 284 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 08/01/23 409 0 284 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 08/01/23 409 0 284 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 08/01/23 409 0 284 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 08/01/23 409 0 284 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 08/01/23 409 0 284 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 08/01/23 409 0 284 0 693 693 885 0 1 30% NCHEZ, CARRIE ANN 2BR 08

⁴⁸ Total RD R/A Units Allowable

³⁹ RD R/A Units In Use

⁹ RD R/A Units Available

(As of) Report Date: 10/01/2022

03/12/2025 09:07 AM

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La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

					T	enant				Unit			
Unit No.	Tenant Name	Size	Lease	Rent -	- U/R +	R/A + V	'acant	= Total	Basic	Note	HUD RA#	GTC%	Analysis
01	MARTINEZ, DESSEREE	2BR	05/01/23	308	0	385	0	693	693	885	0 1	30% 0% V	AC-
02	VACANT - 03/31/2022	2BR		0	0	0	693	693	693	885	0 1	2000 PED	AC-
03	RODRIGUEZ, VERONICA	2BR	12/01/22	167	0	526	0	693	693	885	0 1	30%	
04	BARELA, ISAAC	2BR	06/01/23	0	13	706	0	693	693	885	0 1	30%	
05	GREATHOUSE, ANDREA	2BR	12/01/22	24	0	669	0	693	693	885	0 1	30%	
06	CORDOVA, CHRISTELLA	2BR	09/01/23	261	0	432	0	693	693	885	0 1	30%	
07	HERNANDEZ, DANIELA	2BR	02/01/23	22	0	671	0	693	693	885	0 1	30%	
08	GRIEGO, KATRINA R	2BR	02/01/23	154	0	539	0	693	693	885	0 1	30%	
09	MANZANARES, SHIRLEY	1BR	03/01/23	178	0	399	0	577	577	760	0 1	30%	
10	DIXON, ERICA	1BR	01/01/23	7	0	570	0	577	577	760	0 1	30%	
11	SISNEROS, STARLING	1BR	08/01/23	0	26	603	0	577	577	760	0 1	30%	
12	VACANT - 12/31/2021	1BR	- 1	0	0	0	577	577	577	760	0 1	1000	AC-
13	VACANT - 03/02/2022	1BR	- 1	0	0	0	577	577	577	760	0 1		AC-
14	NARANJO, JENNIFER	1BR	10/01/23	0	33	610	0	577	577	760	0 1	30%	
15	TALAMANTE, JAN	1BR	07/01/23	34	0	543	0	577	577	760	0 1	30%	
16	SANCHEZ, ALICE	1BR	06/01/23	126	0	451	0	577	577	760	0 1	30%	
17	DIXON, DINO	1BR	02/01/23	222	0	355	0	577	577	760	0 1	30%	
18	TRUJILLO, SUSIE	1BR	11/01/22	12	0	565	0	577	577	760	0 1	30%	
19	VELASQUEZ, DANIEL	1BR	11/01/22	157	0	420	0	577	577	760	0 1	30%	
20	DIAS, DOLORES	1BR	07/01/23	121	0	456	0	577	577	760	0 1	30%	
		1BR	04/01/23	4	0	573	0	577	577	760	0 1	30%	
21	PENA, MONICA	1BR	04/01/25	0	0	0	577	577	577	760	0 1	0% V	AC-
22	VACANT - 02/21/2022	1BR	01/01/23	171	0	406	0	577	577	760	0 1	30%	
23	BARVOZA, VIRGINA	1BR	09/01/23	0	11	588	0	577	577	760	0 1	30%	
24	GARCIA, EMILO		03/01/23	171	0	406	0	577	577	760	0 1	30%	
25	BARELA, DENNIS	1BR	12.55	47	0	646	0	693	693	885	0 1	30%	
26	MADRID, ANDREW	2BR	08/01/23		0	430	0	693	693	885	0 1	30%	
27	GURULE, SHIRLEY	2BR	10/01/23	263 57	0	636	0	693	693	885	0 1	30%	
28	GONZALES, KAYLA	2BR	08/01/23		0	533	0	693	693	885	0 1	30%	
29	SALAZAR, RACHEL	2BR	07/01/23	160	0	661	0	693	693	885	0 1	30%	
30	LOPEZ, JENNIFER	2BR	11/01/22	32	0	407	0	693	693	885	0 1	30%	
31	VELARDE, PETRA	2BR	05/01/23	286	0	546	0	693	693	885	0 1	30%	
32	STEWARD, ADAM	2BR	11/01/22	147	0.50	70 C C C C C C C C C C C C C C C C C C C	0	693	693	885	0 1	30%	
33	PEREA, PATRICK	2BR	01/01/23	154	0	539	0.0000000000000000000000000000000000000	898	898	1,070	0 1		/AC-
34	VACANT - 12/31/2021	3BR	No. of the last of	0	0	0	898	693	693	885	0 1	30%	
35	ARCHULETA, DARLENE	2BR	06/01/23	160	0	533	0		// TS/500	885	0 1	30%	
36	DOMINGUEZ, ANGEL K	2BR	04/01/23	142	0	551	0	693	693	1.070	0 1	0% \	IAC-
37	VACANT - 07/31/2021	3BR		0	0	0	898	898	898	885	0 1		AC-
38	VACANT - 07/29/2022	2BR		0	0	0	693	693	693	885	0 1	20000000	SE-N/RA-INC
39	(MANG), ROMERO JUDY	2BR	10/26/10	0	0	0	0	0	693		0 1	30%	SSL-IVICI IIVC
40	MONDRAGON, LARRY	3BR	12/01/22	166	0	732	0	898	898	1,070			
41	APODACA, ISMAEL	2BR	10/01/23	120	0	573	0	693	693	885	0 1	30%	
42	LUJAN, MARY	2BR	01/01/23	154	0	539	0	693	693	885	0 1	30%	
43	LOPEZ, GRACE	3BR	08/01/23	0	7	905	0	898	898	1,070	0 1	30%	
44	MARTINEZ, TAMARA	3BR	11/01/22	20	0	878	0	898	898	1,070	0 1	30%	
45	SANCHEZ, CARRIE ANN	2BR	02/01/23	25	0	668	0	693	693	885	0 1	30%	
46	CORRAL BEQUET, MARIA	3BR	12/01/22	223	0	675	0	898	898	1,070	0 1	30%	
47	MARTINEZ, RAELYNE	2BR	11/01/22	2	0	691	0	693	693	885	0 1	30%	
48	CHAVEZ, GUADALUPE	2BR	08/01/23	409	0	284	0	693		885	0 1	30%	
49	APODACA, KARINA	3BR	10/01/23	0	24	922	0	898	898	1,070	0 1	30%	

4,706

Totals

114 23,222 4,913 32,727 33,420 42,535

⁴⁸ Total RD R/A Units Allowable

⁴¹ RD R/A Units In Use

⁷ RD R/A Units Available

(As of) Report Date: 11/01/2022

03/12/2025 09:08 AM

La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

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				100	1	Tenant				Unit			
Unit No.	Tenant Name	Size	Lease	Rent	- U/R +	R/A+	Vacant	= Total	Basic	Note	HUD RA#	GTC%	% Analysis
01	MARTINEZ, DESSEREE	2BR	05/01/23	308	0	385	0	693	693	885	0 1	30%	VA C
02	VACANT - 03/31/2022	2BR		0	0	0	693	693	693	885	0 1		VAC-
03	RODRIGUEZ, VERONICA	2BR	12/01/22	167	0	526	0	693	693	885	0 1	30%	
04	BARELA, ISAAC	2BR	06/01/23	0	13	706	0	693	693	885	0 1	30%	
05	GREATHOUSE, ANDREA	2BR	12/01/22	24	0	669	0	693	693	885	0 1	30%	
06	CORDOVA, CHRISTELLA	2BR	09/01/23	261	0	432	0	693	693	885	0 1	30%	
07	HERNANDEZ, DANIELA	2BR	02/01/23	22	0	671	0	693	693	885	0 1	30%	
08	GRIEGO, KATRINA R	2BR	02/01/23	154	0	539	0	693	693	885	0 1	30%	
09	MANZANARES, SHIRLEY	1BR	03/01/23	178	0	399	0	577	577	760	0 1	30%	NAC.
10	VACANT - 10/02/2022	1BR		0	0	0	577	577	577	760	0 1	1.000000	VAC-
11	SISNEROS, STARLING	1BR	08/01/23	0	26	603	0	577	577	760	0 1	30%	VA C
12	VACANT - 12/31/2021	1BR		0	0	0	577	577	577	760	0 1	200000000	VAC-
13	ZOLLER, JOB	1BR	11/01/23	0	11	588	0	577	577	760	0 1	30%	
14	NARANJO, JENNIFER	1BR	10/01/23	0	33	610	0	577	577	760	0 1	30%	
15	TALAMANTE, JAN	1BR	07/01/23	34	0	543	0	577	577	760	0 1	30%	
16	SANCHEZ, ALICE	1BR	06/01/23	126	0	451	0	577	577	760	0 1	30%	
17	DIXON, DINO	1BR	02/01/23	222	0	355	0	577	577	760	0 1	30%	
18	TRUJILLO, SUSIE	1BR	11/01/23	12	0	565	0	577	577	760	0 1	30%	
19	VACANT - 10/31/2022	1BR		0	0	0	577	577	577	760	0 1	00000000	VAC-
20	DIAS, DOLORES	1BR	07/01/23	121	0	456	0	577	577	760	0 1	30%	
21	PENA, MONICA	1BR	04/01/23	4	0	573	0	577	577	760	0 1	30%	
22	VACANT - 02/21/2022	1BR		0	0	0	577	577	577	760	0 1		VAC-
23	BARVOZA, VIRGINA	1BR	01/01/23	171	0	406	0	577	577	760	0 1	30%	
24	GARCIA, EMILO	1BR	09/01/23	0	11	588	0	577	577	760	0 1	30%	
25	BARELA, DENNIS	1BR	03/01/23	171	0	406	0	577	577	760	0 1	30%	
26	MADRID, ANDREW	2BR	08/01/23	47	0	646	0	693	693	885	0 1	30%	
27	GURULE, SHIRLEY	2BR	10/01/23	263	0	430	0	693	693	885	0 1	30%	
28	GONZALES, KAYLA	2BR	08/01/23	57	0	636	0	693	693	885	0 1	30%	
29	SALAZAR, RACHEL	2BR	07/01/23	160	0	533	0	693	693	885	0 1	30%	
30	LOPEZ, JENNIFER	2BR	11/01/23	32	0	661	0	693	693	885	0 1	30%	
31	VELARDE, PETRA	2BR	05/01/23	286	0	407	0	693	693	885	0 1	30%	
32	STEWARD, ADAM	2BR	11/01/23	80	0	613	0	693	693	885	0 1	30%	
33	PEREA, PATRICK	2BR	01/01/23	154	0	539	0	693	693	885	0 1	30%	
34	VACANT - 12/31/2021	3BR		0	0	0	898	898	898	1,070	0 1	31/19/01/23	VAC-
35	ARCHULETA, DARLENE	2BR	06/01/23	160	0	533	0	693	693	885	0 1	30%	
36	DOMINGUEZ, ANGEL K	2BR	04/01/23	142	0	551	0	693	693	885	0 1	30%	
37	CHACON, HEATHER	3BR	11/01/23	0	9	907	0	898	898	1,070	0 1	30%	
38	VACANT - 07/29/2022	2BR		0	0	0	693	693	693	885	0 1	3500000	VAC-
39	(MANG), ROMERO JUDY	2BR	10/26/10	0	0	0	0	0	693	885	0 1	247,086,007,7	LSE-N/RA-INC-R
40	MONDRAGON, LARRY	3BR	12/01/22	166	0	732	0	898	898	1,070	0 1	30%	
41	APODACA, ISMAEL	2BR	10/01/23	120	0	573	0	693	693	885	0 1	30%	
		2BR	01/01/23	154	0	539	0	693	693	885	0 1	30%	
42	LUJAN, MARY LOPEZ, GRACE	3BR	08/01/23	0	7	905	0		898	1,070	0 1	30%	
43	MARTINEZ, TAMARA	3BR	11/01/23	0	4	902	0	898	898	1,070	0 1	30%	
44	SANCHEZ, CARRIE ANN	2BR	02/01/23	25		668	0	693	693	885	0 1	30%	
45		3BR	12/01/22	223		675	0	898	898	1,070	0 1	30%	
46	CORRAL BEQUET, MARIA	2BR	11/01/23	2		691	0		693	885	0 1	30%	
47 48	MARTINEZ, RAELYNE	2BR	08/01/23	409		284	0		693	885	0 1	30%	
	CHAVEZ, GUADALUPE	LDI	00/01/23	1 100	24	922	0		898	1,070	0 1	30%	

4,455

Totals

138 23,818 4,592 32,727 33,420 42,535

⁴⁸ Total RD R/A Units Allowable

⁴¹ RD R/A Units In Use

⁷ RD R/A Units Available

(As of) Report Date: 12/01/2022

03/12/2025 09:08 AM

La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

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02 03 04 05 06 07 08 09 10 11	Tenant Name MARTINEZ, DESSEREE VACANT - 03/31/2022 RODRIGUEZ, VERONICA BARELA, ISAAC GREATHOUSE, ANDREA CORDOVA, CHRISTELLA HERNANDEZ, DANIELA GRIEGO, KATRINA R VACANT - 11/30/2022 VACANT - 10/02/2022	2BR 2BR 2BR 2BR 2BR 2BR 2BR 2BR 2BR 1BR	05/01/23 12/01/23 06/01/23 12/01/23 09/01/23 02/01/23	308 0 167 0 130 261	0 0 0 0 13	385 0 526	0 693	Total 693 693	693 693	Note 885 885	0 1 0 1	30% 0%		Analysis
02 03 04 05 06 07 08 09 10 11	VACANT - 03/31/2022 RODRIGUEZ, VERONICA BARELA, ISAAC GREATHOUSE, ANDREA CORDOVA, CHRISTELLA HERNANDEZ, DANIELA GRIEGO, KATRINA R VACANT - 11/30/2022 VACANT - 10/02/2022	2BR 2BR 2BR 2BR 2BR 2BR 2BR	12/01/23 06/01/23 12/01/23 09/01/23 02/01/23	0 167 0 130	0	0	693							
03 04 05 06 07 08 09 10 11	RODRIGUEZ, VERONICA BARELA, ISAAC GREATHOUSE, ANDREA CORDOVA, CHRISTELLA HERNANDEZ, DANIELA GRIEGO, KATRINA R VACANT - 11/30/2022 VACANT - 10/02/2022	2BR 2BR 2BR 2BR 2BR 2BR	06/01/23 12/01/23 09/01/23 02/01/23	167 0 130	0			693	603					
03 04 05 06 07 08 09 10 11	BARELA, ISAAC GREATHOUSE, ANDREA CORDOVA, CHRISTELLA HERNANDEZ, DANIELA GRIEGO, KATRINA R VACANT - 11/30/2022 VACANT - 10/02/2022	2BR 2BR 2BR 2BR 2BR	06/01/23 12/01/23 09/01/23 02/01/23	0 130		526		121212						
04 05 06 07 08 09 10 11	BARELA, ISAAC GREATHOUSE, ANDREA CORDOVA, CHRISTELLA HERNANDEZ, DANIELA GRIEGO, KATRINA R VACANT - 11/30/2022 VACANT - 10/02/2022	2BR 2BR 2BR 2BR	12/01/23 09/01/23 02/01/23	130	13		0	693	693	885	0 1	30%		
05 06 07 08 09 10 11	GREATHOUSE, ANDREA CORDOVA, CHRISTELLA HERNANDEZ, DANIELA GRIEGO, KATRINA R VACANT - 11/30/2022 VACANT - 10/02/2022	2BR 2BR 2BR	09/01/23 02/01/23			706	0	693	693	885	0 1	30%		
06 07 08 09 10 11	CORDOVA, CHRISTELLA HERNANDEZ, DANIELA GRIEGO, KATRINA R VACANT - 11/30/2022 VACANT - 10/02/2022	2BR 2BR	02/01/23	261	. 0	563	0	693	693	885	0 1	30%		
07 08 09 10 11 12	HERNANDEZ, DANIELA GRIEGO, KATRINA R VACANT - 11/30/2022 VACANT - 10/02/2022	2BR		201	0	432	0	693	693	885	0 1	30%		
08 09 10 11 12	GRIEGO, KATRINA R VACANT - 11/30/2022 VACANT - 10/02/2022	2BR		22	0	671	0	693	693	885	0 1	30%		
09 10 11 12	VACANT - 11/30/2022 VACANT - 10/02/2022		02/01/23	154	0	539	0	693	693	885	0 1	30%		
10 11 12	VACANT - 10/02/2022		3-73-7-1	0	0	0	577	577	577	760	0 1	0%		
11 12		1BR		0	0	0	577	577	577	760	0 1	0%	VAC	2-
12	CICNIEDOC CTADLING	1BR	08/01/23	0	26	603	0	577	577	760	0 1	30%		
	SISNEROS, STARLING	1BR	00/01/25	0	0	0	577	577	577	760	0 1	0%	VAC)-
13	VACANT - 12/31/2021	1BR	11/01/23	0	11	588	0	577	577	760	0 1	30%		
10 10	ZOLLER, JOB		10/01/23	0	33	610	0	577	577	760	0 1	30%		
14	NARANJO, JENNIFER	1BR	505 (5)	34	0	543	0	577	577	760	0 1	30%		
	TALAMANTE, JAN	1BR	07/01/23	_		451	0	577	577	760	0 1	30%		
16	SANCHEZ, ALICE	1BR	06/01/23	126	0		0	577	577	760	0 1	30%		
17	DIXON, DINO	1BR	02/01/23	222	0	355			577	760	0 1	30%		
18	TRUJILLO, SUSIE	1BR	11/01/23	12	0	565	0	577		760	0 1	0%		-
19	VACANT - 10/31/2022	1BR	25.4.2000.0000000	0	0	0	577	577	577		0 1	30%		-
20	DIAS, DOLORES	1BR	07/01/23	121	0	456	0	577	577	760				
21	PENA, MONICA	1BR	04/01/23	4	0	573	0	577	577	760	0 1	30%		7
22	VACANT - 02/21/2022	1BR		0	0	0	577	577	577	760	0 1	09		J -
23	BARVOZA, VIRGINA	1BR	01/01/23	171	0	406	0	577	577	760	0 1	309		
24	GARCIA, EMILO	1BR	09/01/23	0	11	588	0	577	577	760	0 1	30%		
25	BARELA, DENNIS	1BR	03/01/23	171	0	406	0	577	577	760	0 1	30%		
26	MADRID, ANDREW	2BR	08/01/23	47	0	646	0	693	693	885	0 1	309		
27	GURULE, SHIRLEY	2BR	10/01/23	263	0	430	0	693	693	885	0 1	309		
	[107] [107]	2BR	08/01/23	57	0	636	0	693	693	885	0 1	309	6	
28	GONZALES, KAYLA	2BR	07/01/23	160	0	533	0	693	693	885	0 1	309	6	
29	SALAZAR, RACHEL	2BR	11/01/23	32	0	661	0	693	693	885	0 1	309	6	
30	LOPEZ, JENNIFER			286	0	407	0	693	693	885	0 1	309	6	
31	VELARDE, PETRA	2BR	05/01/23	80	0	613	0	693	693	885	0 1	309	6	
32	STEWARD, ADAM	2BR	11/01/23		0	539	0	693	693	885	0 1	309	V ₀	
33	PEREA, PATRICK	2BR	01/01/23	154	1	0	898	898	898	1,070	0 1	09	VA	C-
34	VACANT - 12/31/2021	3BR		0	0			693	693	885	0 1	309		
35	ARCHULETA, DARLENE	2BR	06/01/23	160	0	533	0	693	693	885	0 1		% VA	C-
36	VACANT - 11/29/2022	2BR	CONT. Processor of the Salar S	0	0	0	693	100000000000000000000000000000000000000	898	1,070	0 1	304		
37	CHACON, HEATHER	3BR	11/01/23	0	9	907	0	898	693	885	0 1	0		C-
38	VACANT - 07/29/2022	2BR		0	0	0	693	693			0 1	100		E-N/RA-INC
39	(MANG), ROMERO JUDY	2BR	10/26/10	0	0	0	0	0	693	885	0 1	18.0150		L-14/10/1-1140
40	MONDRAGON, LARRY	3BR	12/01/23	208	0	690	0	898	898	1,070	0 1			
41	APODACA, ISMAEL	2BR	10/01/23	120	0	573	0	693	693	885				
42	LUJAN, MARY	2BR	01/01/23	154	0	539	0	693	693	885	0 1			
43	LOPEZ, GRACE	3BR	08/01/23	0	7	905	0	898	898	1,070	0 1	5725		
44	MARTINEZ, TAMARA	3BR	11/01/23	0	4	902	0	898	898	1,070	0 1	100		
	SANCHEZ, CARRIE ANN	2BR	02/01/23	25	0	668	0	693	693	885	0 1	10000		
45		3BR	12/01/23	244	0	654	0	898	898	1,070	0 1	0.000		
46	CORRAL BEQUET, MARIA	2BR	11/01/23	2	0	691	0	693	693	885	0 1		%	
47	MARTINEZ, RAELYNE		08/01/23	409	0	284	0	693	693	885	0 1	30	%	
48	CHAVEZ, GUADALUPE	2BR		0	24	922	0	898	898	1,070	0 1	30	%	
49	APODACA, KARINA	3BR	10/01/23	U	24	722		0,0		vm. € 531050	3770			

⁴⁸ Total RD R/A Units Allowable

³⁹ RD R/A Units In Use

⁹ RD R/A Units Available

(As of) Report Date: 01/01/2023

03/12/2025 09:08 AM

La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

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					1	Fenant				Unit			
Unit No.	Tenant Name	Size	Lease	Rent -	U/R +	R/A+V	acant =	- Total	Basic	Note	HUD RA#	GTC%	Analysis
01	MARTINEZ, DESSEREE	2BR	05/01/23	302	0	493	0	795	795	965	0 1	30%	A.C.
02	VACANT - 03/31/2022	2BR		0	0	0	795	795	795	965	0 1		AC-
03	RODRIGUEZ, VERONICA	2BR	12/01/23	161	0	634	0	795	795	965	0 1	30%	
04	BARELA, ISAAC	2BR	06/01/23	0	19	814	0	795	795	965	0 1	30%	
05	GREATHOUSE, ANDREA	2BR	12/01/23	124	0	671	0	795	795	965	0 1	30%	
06	CORDOVA, CHRISTELLA	2BR	09/01/23	255	0	540	0	795	795	965	0 1	30%	
07	HERNANDEZ, DANIELA	2BR	02/01/23	16	0	779	0	795	795	965	0 1	30%	
08	GRIEGO, KATRINA R	2BR	02/01/23	148	0	647	0	795	795	965	0 1	30%	
09	VACANT - 11/30/2022	1BR		0	0	0	679	679	679	840	0 1	1000	AC-
10	VACANT - 10/02/2022	1BR		0	0	0	679	679	679	840	0 1		AC-
	SISNEROS, STARLING	1BR	08/01/23	0	28	707	0	679	679	840	0 1	30%	
11	VACANT - 12/31/2021	1BR	00/01/25	0	0	0	679	679	679	840	0 1	0% V	AC-
12		1BR	11/01/23	0	13	692	0	679	679	840	0 1	30%	
13	ZOLLER, JOB	1BR	10/01/23	0	35	714	0	679	679	840	0 1	30%	
14	NARANJO, JENNIFER	1BR	07/01/23	32	0	647	0	679	679	840	0 1	30%	
15	TALAMANTE, JAN	1BR	06/01/23	124	0	555	0	679	679	840	0 1	30%	
16	SANCHEZ, ALICE		02/01/23	220	0	459	0	679	679	840	0 1	30%	
17	DIXON, DINO	1BR	경영화하다. 이번 건강 본 경영화하다	10	0	669	0	679	679	840	0 1	30%	
18	TRUJILLO, SUSIE	1BR	11/01/23	0	0	0	679	679	679	840	0 1	0% V	AC-
19	VACANT - 10/31/2022	1BR	07/01/02		0	560	0	679	679	840	0 1	30%	
20	DIAS, DOLORES	1BR	07/01/23	119	0	677	0	679	679	840	0 1	30%	
21	PENA, MONICA	1BR	04/01/23	2	2.75	0	679	679	679	840	0 1	DOGO STATES	AC-
22	VACANT - 02/21/2022	1BR		0	0		0	679	679	840	0 1	30%	
23	BARVOZA, VIRGINA	1BR	01/01/24	191	0	488	0	679	679	840	0 1	30%	
24	GARCIA, EMILO	1BR	09/01/23	0	13	692		679	679	840	0 1	30%	
25	BARELA, DENNIS	1BR	03/01/23	169	0	510	0	795	795	965	0 1	30%	
26	MADRID, ANDREW	2BR	08/01/23	41	0	754	0	262 2	795	965	0 1	30%	
27	GURULE, SHIRLEY	2BR	10/01/23	257	0	538	0	795	795	965	0 1	30%	
28	GONZALES, KAYLA	2BR	08/01/23	51	0	744	0	795		965	0 1	30%	
29	SALAZAR, RACHEL	2BR	07/01/23	154	0	641	0	795	795	965	0 1	30%	
30	LOPEZ, JENNIFER	2BR	11/01/23	26	0	769	0	795	795		0 1	30%	
31	VELARDE, PETRA	2BR	05/01/23	280	0	515	0	795	795	965	0 1	30%	
32	STEWARD, ADAM	2BR	11/01/23	74	0	721	0	795	795	965	0 1	30%	
33	PEREA, PATRICK	2BR	01/01/24	170	0	625	0	795	795	965	•	1 Contract (1)	VAC-
34	VACANT - 12/31/2021	3BR	26.000	0	0	0	1,000	1,000	1,000	1,175	0 1	200201011	VAC-
35	ARCHULETA, DARLENE	2BR	06/01/23	154	0	641	0	795	795	965	0 1	30% 0% V	JAC .
36	VACANT - 11/29/2022	2BR		0	0	0	795	795	795	965	0 1		VAC-
37	CHACON, HEATHER	3BR	11/01/23	0	17	1,017	0	1,000	1,000	1,175	0 1	30%	
38	ROMERO, LORENZA	2BR	12/01/23	146	0	649	0	795	795	965	0 1	30%	CENTA NC
39	(MANG), ROMERO JUDY	2BR	10/26/10	0	0	0	0	0	795	965	0 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LSE-N/RA-INC-
40	MONDRAGON, LARRY	3BR	12/01/23	200	0	800	0	1,000	1,000	1,175	0 1	30%	
	APODACA, ISMAEL	2BR	10/01/23	114	0	681	0	795	795	965	0 1	30%	
41		2BR	01/01/24	170	0	625	0	795	795	965	0 1	30%	
42	LUJAN, MARY	3BR	08/01/23	0	15	1,015	0	1,000	1,000	1,175	0 1	30%	
43	LOPEZ, GRACE	3BR	11/01/23	o o	12	1,012	0	1,000	1,000	1,175	0 1	30%	
44	MARTINEZ, TAMARA	2BR	02/01/23	19	0	776	0	795	795	965	0 1	30%	
45	SANCHEZ, CARRIE ANN		12/01/23	236	0	764	0	1,000	1,000	1,175	0 1	30%	
46	CORRAL BEQUET, MARIA	2BR	11/01/23	0	4	799	0	795	795	965	0 1	30%	
47	MARTINEZ, RAELYNE	2BR	08/01/23	403	0	392	0	795	795	965	0 1	30%	
48	CHAVEZ, GUADALUPE		10/01/23	0	32	1,032	0	1,000	1,000	1,175	0 1	30%	
49	APODACA, KARINA	3BR	10/01/23		32	1,032		-,	1.y \$20000000				
	Total RD R/A Units Allowable		Totals	4,368	188	27,458	5,985	37,623	38,418	46,630	0		

⁴⁸ Total RD R/A Units Allowable

⁴⁰ RD R/A Units In Use

⁸ RD R/A Units Available

(As of) Report Date: 02/01/2023

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La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

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	1	1											
Unit No.	Tenant Name	Size	Lease	Rent -	U/R +	R/A + V	/acant =	Total	Basic	Note	HUD RA#	GTC%	Analysis
01	MARTINEZ, DESSEREE	2BR	05/01/23	302	0	493	0	795	795	965	0 1 0 1	30% 0% V	AC-
02	VACANT - 03/31/2022	2BR		0	0	0	795	795	795	965		30%	40-
03	RODRIGUEZ, VERONICA	2BR	12/01/23	161	0	634	0	795	795	965		30%	
04	BARELA, ISAAC	2BR	06/01/23	0	19	814	0	795	795	965		30%	
05	GREATHOUSE, ANDREA	2BR	12/01/23	124	0	671	0	795	795	965	0 1	20000	
06	CORDOVA, CHRISTELLA	2BR	09/01/23	255	0	540	0	795	795	965	0 1	30%	A.C.
07	VACANT - 01/31/2023	2BR	-	0	0	0	795	795	795	965	0 1		AC-
08	GRIEGO, KATRINA R	2BR	02/01/24	170	0	625	0	795	795	965	0 1	30%	AC-
09	VACANT - 11/30/2022	1BR		0	0	0	679	679	679	840	0 1		AC-
10	VACANT - 10/02/2022	1BR		0	0	0	679	679	679	840	0 1		AC-
11	SISNEROS, STARLING	1BR	08/01/23	0	28	707	0	679	679	840	0 1	30%	A.C.
12	VACANT - 12/31/2021	1BR		0	0	0	679	679	679	840	0 1	0% V	
13	VACANT - 01/30/2023	1BR		0	0	0	679	679	679	840	0 1	15,000	AC-
14	NARANJO, JENNIFER	1BR	10/01/23	0	35	714	0	679	679	840	0 1	30%	
15	TALAMANTE, JAN	1BR	07/01/23	32	0	647	0	679	679	840	0 1	30%	
16	SANCHEZ, ALICE	1BR	06/01/23	124	0	555	0	679	679	840	0 1	30%	
17	DIXON, DINO	1BR	02/01/24	247	0	432	0	679	679	840	0 1	30%	
18	TRUJILLO, SUSIE	1BR	11/01/23	10	0	669	0	679	679	840	0 1	30%	
19	VACANT - 10/31/2022	1BR	11/01/	0	0	0	679	679	679	840	0 1	1	AC-
20	DIAS, DOLORES	1BR	07/01/23	119	0	560	0	679	679	840	0 1	30%	
	PENA, MONICA	1BR	04/01/23	2	0	677	0	679	679	840	0 1	30%	
21	VACANT - 02/21/2022	1BR	0 1/01/23	0	0	0	679	679	679	840	0 1	100200000000000000000000000000000000000	AC-
22		1BR	01/01/24	191	0	488	0	679	679	840	0 1	30%	
23	BARVOZA, VIRGINA	1BR	09/01/23	0	13	692	0	679	679	840	0 1	30%	
24	GARCIA, EMILO	1BR	03/01/23	169	0	510	0	679	679	840	0 1	30%	
25	BARELA, DENNIS	2BR	08/01/23	41	0	754	0	795	795	965	0 1	30%	
26	MADRID, ANDREW	2BR	10/01/23	257	0	538	0	795	795	965	0 1	30%	
27	GURULE, SHIRLEY	2BR	08/01/23	51	0	744	0	795	795	965	0 1	30%	
28	GONZALES, KAYLA	2BR	07/01/23	154	0	641	0	795	795	965	0 1	30%	
29	SALAZAR, RACHEL	2BR	11/01/23	26	0	769	0	795	795	965	0 1	30%	
30	LOPEZ, JENNIFER		05/01/23	280	0	515	0	795	795	965	0 1	30%	
31	VELARDE, PETRA	2BR	11/01/23	74	0	721	0	795	795	965	0 1	30%	
32	STEWARD, ADAM	2BR	01/01/24	170	0	625	0	795	795	965	0 1	30%	
33	PEREA, PATRICK	2BR	01/01/24	0	0	0	1,000	1,000	1,000	1,175	0 1	0%	VAC-
34	VACANT - 12/31/2021	3BR	06/01/22	154	0	641	0	795	795	965	0 1	30%	
35	ARCHULETA, DARLENE	2BR	06/01/23	0	0	0	795	795	795	965	0 1	0%	VAC-
36	VACANT - 11/29/2022	2BR	11/01/23	0	17	1,017	0	1,000	1,000	1,175	0 1	30%	
37	CHACON, HEATHER	3BR		146	0	649	0	795	795	965	0 1	30%	
38	ROMERO, LORENZA	2BR	12/01/23	0	0	0	795	795	795	965	0 1	0%	VAC-
39	VACANT - 01/31/2023	2BR	12/01/22	200	0	800	0	1,000	1,000	1,175	0 1	30%	
40	MONDRAGON, LARRY	3BR	12/01/23	114	0	681	0	795	795	965	0 1	30%	
41	APODACA, ISMAEL	2BR	10/01/23	170	0	625	Ö	795	795	965	0 1	30%	
42	LUJAN, MARY	2BR	01/01/24	0	15	1,015	0	1,000	1,000	1,175	0 1	30%	
43	LOPEZ, GRACE	3BR	08/01/23	0	12	1,013	0	1,000	1,000	1,175	0 1	30%	
44	MARTINEZ, TAMARA	3BR	11/01/23	63	0	732	0	795	795	965	0 1	30%	
45	SANCHEZ, CARRIE ANN	2BR	02/01/24	236	0	764	0	1,000	1,000	1,175	0 1	30%	
46	CORRAL BEQUET, MARIA	3BR	12/01/23	No. of the last of	4	799	0	795	795	965	0 1	30%	
47	MARTINEZ, RAELYNE	2BR	11/01/23	103	0	392	0	795	795	965	0 1	30%	
48	CHAVEZ, GUADALUPE	2BR	08/01/23	403	32	1,032	0	1,000	1,000	1,175	0 1	30%	
48	APODACA, KARINA	3BR	10/01/23										

⁴⁸ Total RD R/A Units Allowable

³⁸ RD R/A Units In Use

¹⁰ RD R/A Units Available

(As of) Report Date: 03/01/2023

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La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

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						Tenant			1	Unit			
Unit No.	Tenant Name	Size	Lease	Rent -	U/R	+ R/A +	Vacant :	= Total	Basic	Note	HUD RA#	GTC%	Analysis
01	MARTINEZ, DESSEREE	2BR	05/01/23	302	0	493	0	795	795	965	0 1	30%	W.C.
02	VACANT - 03/31/2022	2BR		0	0	0	795	795	795	965	0 1		AC-
03	RODRIGUEZ, VERONICA	2BR	12/01/23	161	0	634	0	795	795	965	0 1	30%	
04	BARELA, ISAAC	2BR	06/01/23	0	19	814	0	795	795	965	0 1	30%	
05	GREATHOUSE, ANDREA	2BR	12/01/23	124	0	671	0	795	795	965	0 1	30%	
06	CORDOVA, CHRISTELLA	2BR	03/01/24	19	0	776	0	795	795	965	0 1	30%	200000
07	VACANT - 01/31/2023	2BR		0	0	0	795	795	795	965	0 1	0% \	AC-
08	GRIEGO, KATRINA R	2BR	02/01/24	170	0	625	0	795	795	965	0 1	30%	
09	VACANT - 11/30/2022	1BR		0	0	0	679	679	679	840	0 1	0% \	AC-
10	VACANT - 10/02/2022	1BR		0	0	0	679	679	679	840	0 1	0% \	/AC-
11	SISNEROS, STARLING	1BR	08/01/23	0	28	707	0	679	679	840	0 1	30%	
12	VACANT - 12/31/2021	1BR	30,31,20	0	0	0	679	679	679	840	0 1	0% \	/AC-
13	VACANT - 01/30/2023	1BR		0	0	0	679	679	679	840	0 1	0% \	/AC-
14	NARANJO, JENNIFER	1BR	10/01/23	0	35	714	0	679	679	840	0 1	30%	
15	TALAMANTE, JAN	1BR	07/01/23	32	0	647	0	679	679	840	0 1	30%	
		1BR	06/01/23	124	0	555	0	679	679	840	0 1	30%	
16	SANCHEZ, ALICE	1BR	02/01/24	247	0	432	0	679	679	840	0 1	30%	
17	DIXON, DINO	1BR	11/01/23	10	0	669	0	679	679	840	0 1	30%	
18	TRUJILLO, SUSIE		11/01/23	0	0	0	679	679	679	840	0 1	10000000	/AC-
19	VACANT - 10/31/2022	1BR	07/01/22	119	0	560	0	679	679	840	0 1	30%	
20	DIAS, DOLORES	1BR	07/01/23		0	677	0	679	679	840	0 1	30%	
21	PENA, MONICA	1BR	04/01/23	2	92.73	100000000000000000000000000000000000000	679	679	679	840	0 1		VAC-
22	VACANT - 02/21/2022	1BR		0	0	0		200000000000000000000000000000000000000		840	0 1	30%	VAC-
23	BARVOZA, VIRGINA	1BR	01/01/24	191	0	488	0	679	679		0 1	30%	
24	GARCIA, EMILO	1BR	09/01/23	0	13	692	0	679	679	840		100000000000000000000000000000000000000	VAC-
25	VACANT - 02/28/2023	1BR	19.29/00/07/01/20/01/20/05/01/20	0	0	0	679	679	679	840	0 1	DATE OF THE PARTY	VAC-
26	MADRID, ANDREW	2BR	08/01/23	41	0	754	0	795	795	965	0 1	30%	
27	GURULE, SHIRLEY	2BR	10/01/23	257	0	538	0	795	795	965	0 1	30%	
28	GONZALES, KAYLA	2BR	08/01/23	51	0	744	0	795	795	965	0 1	30%	
29	VACANT - 02/14/2023	2BR		0	0	0	795	795	795	965	0 1	1	VAC-
30	LOPEZ, JENNIFER	2BR	11/01/23	26	0	769	0	795	795	965	0 1	30%	
31	VELARDE, PETRA	2BR	05/01/23	280	0	515	0	795	795	965	0 1	30%	
32	STEWARD, ADAM	2BR	11/01/23	74	0	721	0	795	795	965	0 1	30%	
33	PEREA, PATRICK	2BR	01/01/24	170	0	625	0	795	795	965	0 1	30%	10V 328
34	VACANT - 12/31/2021	3BR		0	0	0	1,000	1,000	1,000	1,175	0 1		VAC-
35	ARCHULETA, DARLENE	2BR	06/01/23	154	0	641	0	795	795	965	0 1	30%	
36	VACANT - 11/29/2022	2BR		0	0	0	795	795	795	965	0 1	0%	VAC-
37	CHACON, HEATHER	3BR	11/01/23	0	17	1,017	0	1,000	1,000	1,175	0 1	30%	
38	ROMERO, LORENZA	2BR	12/01/23	146	0	649	0	795	795	965	0 1	30%	
39	VACANT - 01/31/2023	2BR	12. 31.23	0	0	0	795	795	795	965	0 1	0%	VAC-
40	MONDRAGON, LARRY	3BR	12/01/23	200	0	800	0	1,000	1,000	1,175	0 1	30%	
41	APODACA, ISMAEL	2BR	10/01/23	114	Ö	681	0	795	795	965	0 1	30%	
		2BR	01/01/24	170	0	625	0	795	795	965	0 1	30%	
42	LUJAN, MARY	3BR	08/01/23	0	15	1,015	0	1,000	1,000	1,175	0 1	30%	
43	LOPEZ, GRACE	3BR	00/01/23	0	0	0	1,000	1,000	1,000	1,175	0 1	0%	VAC-
44	VACANT - 02/06/2023		02/01/24	63	0	732	0	795	795	965	0 1	30%	
45	SANCHEZ, CARRIE ANN	2BR	02/01/24	236	0	764	0	1,000	1,000	1,175	0 1	30%	
46	CORRAL BEQUET, MARIA	3BR	12/01/23	Annua Gran	4	799	0	795	795	965	0 1	30%	
47	MARTINEZ, RAELYNE	2BR	11/01/23	103	0		0	795	795	965	0 1	30%	
	CHAVEZ, GUADALUPE	2BR	08/01/23	403		392	500			1,175			
48 49	APODACA, KARINA	3BR	10/01/23	0	32	1,032	0	1,000	1,000	1 / >	0 1	30%	

⁴⁸ Total RD R/A Units Allowable

³⁵ RD R/A Units In Use

¹³ RD R/A Units Available

(As of) Report Date: 04/01/2023

03/12/2025 09:08 AM

La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

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0

						Tenant				Unit			
Unit No.	Tenant Name	Size	Lease	Rent -	U/R	+ R/A+	Vacant	= Total	Basic	Note	HUD RA#	GTC%	Analysi
01	MARTINEZ, DESSEREE	2BR	05/01/23	302	0	493	0	795	795	965	0 1	30%	
02	VACANT - 03/31/2022	2BR		0	0	0	795	795	795	965	0 1	97/197 L. 199	AC-
03	VACANT - 03/31/2023	2BR		0	0	0	795	795	795	965	0 1		AC-
04	BARELA, ISAAC	2BR	06/01/23	0	19	814	0	795	795	965	0 1	30%	
05	GREATHOUSE, ANDREA	2BR	12/01/23	124	0	671	0	795	795	965	0 1	30%	
06	CORDOVA, CHRISTELLA	2BR	03/01/24	19	0	776	0	795	795	965	0 1	30%	
07	VACANT - 01/31/2023	2BR		0	0	0	795	795	795	965	0 1	0% V	AC-
08	GRIEGO, KATRINA R	2BR	02/01/24	170	0	625	0	795	795	965	0 1	30%	
09	VACANT - 11/30/2022	1BR	1	0	0	0	679	679	679	840	0 1	0% V	
10	VACANT - 10/02/2022	1BR		0	0	0	679	679	679	840	0 1	7/07/2008	AC-
11	SISNEROS, STARLING	1BR	08/01/23	0	28	707	0	679	679	840	0 1	30%	
12	VACANT - 12/31/2021	1BR		0	0	0	679	679	679	840	0 1	0% V	AC-
13	TRUJILLO, RAYMOND	1BR	03/01/24	145	0	534	0	679	679	840	0 1	30%	
14	NARANJO, JENNIFER	1BR	10/01/23	0	35	714	0	679	679	840	0 1	30%	
15	TALAMANTE, JAN	1BR	07/01/23	32	0	647	0	679	679	840	0 1	30%	
16	SANCHEZ, ALICE	1BR	06/01/23	124	0	555	0	679	679	840	0 1	30%	
17	VACANT - 03/31/2023	1BR		0	0	0	679	679	679	840	0 1	0% V	AC-
18	TRUJILLO, SUSIE	1BR	11/01/23	10	0	669	0	679	679	840	0 1	30%	
19	VACANT - 10/31/2022	1BR		0	0	0	679	679	679	840	0 1		AC-
20	DIAS, DOLORES	1BR	07/01/23	119	0	560	0	679	679	840	0 1	30%	
21	PENA, MONICA	1BR	04/01/24	152	0	527	0	679	679	840	0 1	30%	
22	VACANT - 02/21/2022	1BR		0	0	0	679	679	679	840	0 1	0% V	
23	VACANT - 03/02/2023	1BR		0	0	0	679	679	679	840	0 1	0% V	AC-
24	GARCIA, EMILO	1BR	09/01/23	0	13	692	0	679	679	840	0 1	30%	
25	VACANT - 02/28/2023	1BR		0	0	0	679	679	679	840	0 1	0% V	AC-
26	MADRID, ANDREW	2BR	08/01/23	41	0	754	0	795	795	965	0 1	30%	
27	VACANT - 03/31/2023	2BR		0	0	0	795	795	795	965	0 1		AC-
28	GONZALES, KAYLA	2BR	08/01/23	51	0	744	0	795	795	965	0 1	30%	
29	VACANT - 02/14/2023	2BR	participant samples and	0	0	0	795	795	795	965	0 1	0% V	AC-
30	LOPEZ, JENNIFER	2BR	11/01/23	26	0	769	0	795	795	965	0 1	30%	
31	VELARDE, PETRA	2BR	05/01/23	280	0	515	0	795	795	965	0 1	30%	
32	STEWARD, ADAM	2BR	11/01/23	74	0	721	0	795	795	965	0 1	30%	
33	PEREA, PATRICK	2BR	01/01/24	170	0	625	0	795	795	965	0 1	30%	
34	VACANT - 12/31/2021	3BR	WORKS TO LOUIS BOOK STORY	0	0	0	1,000	1,000	1,000	1,175	0 1	0% V	AC-
35	ARCHULETA, DARLENE	2BR	06/01/23	154	0	641	0	795	795	965	0 1	30%	
36	VACANT - 11/29/2022	2BR	100000000000000000000000000000000000000	0	0	0	795	795	795	965	0 1		AC-
37	CHACON, HEATHER	3BR	11/01/23	0	17	1,017	0	1,000	1,000	1,175	0 1	30%	
38	ROMERO, LORENZA	2BR	12/01/23	146	0	649	0	795	795	965	0 1	30%	C
39	VACANT - 01/31/2023	2BR		0	0	0	795	795	795	965	0 1	0% V	AC-
40	MONDRAGON, LARRY	3BR	12/01/23	200	0	800	0	1,000	1,000	1,175	0 1	30%	
41	VACANT - 03/31/2023	2BR		0	0	0	795	795	795	965	0 1		AC-
42	LUJAN, MARY	2BR	01/01/24	170	0	625	0	795	795	965	0 1	30%	
43	LOPEZ, GRACE	3BR	08/01/23	0	15	1,015	0	1,000	1,000	1,175	0 1	30%	
44	VACANT - 02/06/2023	3BR		0	0	0	1,000	1,000	1,000	1,175	0 1	GOATOSOTTI STOL	AC-
45	SANCHEZ, CARRIE ANN	2BR	02/01/24	63	0	732	0	795	795	965	0 1	30%	
46	CORRAL BEQUET, MARIA	3BR	12/01/23	236	0	764	0	1,000	1,000	1,175	0 1	30%	
47	MARTINEZ, RAELYNE	2BR	11/01/23	0	4	799	0	795	795	965	0 1	30%	
48	CHAVEZ, GUADALUPE	2BR	08/01/23	403	0	392	0	795	795	965	0 1	30%	
49	APODACA, KARINA	3BR	10/01/23	0	32	1,032	0	1,000	1,000	1,175	0 1	30%	

Totals

3,211

163 21,578 13,792 38,418 38,418 46,630

⁴⁸ Total RD R/A Units Allowable

³¹ RD R/A Units In Use

¹⁷ RD R/A Units Available

(As of) Report Date: 05/01/2023

03/12/2025 09:08 AM

La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

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			1 [1	Tenant				Unit			
Unit No.	Tenant Name	Size	Lease	Rent	- U/R +	R/A +	Vacant	= Total	Basic	Note	HUD RA#	GTC%	Analysis
01	MARTINEZ, DESSEREE	2BR	05/01/24	259	0	536	0	795	795	965	0 1	30%	
02	VACANT - 03/31/2022	2BR	1	0	0	0	795	795	795	965	0 1		AC-
03	VACANT - 03/31/2023	2BR	- 1	0	0	0	795	795	795	965	0 1	0% V	AC-
04	BARELA, ISAAC	2BR	06/01/23	0	19	814	0	795	795	965	0 1	30%	10002
05	VACANT - 04/26/2023	2BR		0	0	0	795	795	795	965	0 1		AC-
06	CORDOVA, CHRISTELLA	2BR	03/01/24	19	0	776	0	795	795	965	0 1	30%	W 5
07	VACANT - 01/31/2023	2BR		0	0	0	795	795	795	965	0 1	0% V	AC-
08	GRIEGO, KATRINA R	2BR	02/01/24	170	0	625	0	795	795	965	0 1	30%	
09	VACANT - 11/30/2022	1BR		0	0	0	679	679	679	840	0 1	0% V	
10	VACANT - 10/02/2022	1BR	1	0	0	0	679	679	679	840	0 1	67,0000 100	AC-
11	SISNEROS, STARLING	1BR	08/01/23	0	28	707	0	679	679	840	0 1	30%	
12	VACANT - 12/31/2021	1BR		0	0	0	679	679	679	840	0 1	0% V	AC-
13	TRUJILLO, RAYMOND	1BR	03/01/24	145	0	534	0	679	679	840	0 1	30%	
14	NARANJO, JENNIFER	1BR	10/01/23	0	35	714	0	679	679	840	0 1	30%	
15	TALAMANTE, JAN	1BR	07/01/23	32	0	647	0	679	679	840	0 1	30%	
16	VACANT - 04/26/2023	1BR		0	0	0	679	679	679	840	0 1	12 TO 10 TO	AC-
17	VACANT - 03/31/2023	1BR		0	0	0	679	679	679	840	0 1	0% V	AC-
18	TRUJILLO, SUSIE	1BR	11/01/23	10	0	669	0	679	679	840	0 1	30%	
19	VACANT - 10/31/2022	1BR		0	0	0	679	679	679	840	0 1	0% V	AC-
20	DIAS, DOLORES	1BR	07/01/23	119	0	560	0	679	679	840	0 1	30%	
21	PENA, MONICA	1BR	04/01/24	152	0	527	0	679	679	840	0 1	30%	
22	VACANT - 02/21/2022	1BR	. 11. 10.1111/1.11111000000.1111100000.1140.1	0	0	0	679	679	679	840	0 1	0% V	AC-
23	VACANT - 03/02/2023	1BR		0	0	0	679	679	679	840	0 1	0% V	AC-
24	GARCIA, EMILO	1BR	09/01/23	0	13	692	0	679	679	840	0 1	30%	
25	VACANT - 02/28/2023	1BR		0	0	0	679	679	679	840	0 1	0% V	'AC-
26	MADRID, ANDREW	2BR	08/01/23	41	0	754	0	795	795	965	0 1	30%	
27	VACANT - 03/31/2023	2BR	9,91,931,442	0	0	0	795	795	795	965	0 1	0% V	AC-
28	GONZALES, KAYLA	2BR	08/01/23	51	0	744	0	795	795	965	0 1	30%	
29	VACANT - 02/14/2023	2BR	00/01/25	0	0	0	795	795	795	965	0 1	0% V	AC-
30	VACANT - 04/26/2023	2BR		0	0	0	795	795	795	965	0 1	0% V	AC-
31	VELARDE, PETRA	2BR	05/01/24	28	0	767	0	795	795	965	0 1	30%	
32	VACANT - 04/26/2023	2BR	05/01/21	0	0	0	795	795	795	965	0 1	0% V	AC-
33	VACANT - 04/26/2023	2BR		0	0	0	795	795	795	965	0 1	0% V	AC-
34	VACANT - 12/31/2021	3BR		0	0	0	1,000	1,000	1,000	1,175	0 1	0% V	AC-
35	ARCHULETA, DARLENE	2BR	06/01/23	154	0	641	0	795	795	965	0 1	30%	
36	VACANT - 11/29/2022	2BR	00/01/25	0	0	0	795	795	795	965	0 1	0% V	AC-
37	CHACON, HEATHER	3BR	11/01/23	0	17	1,017	0	1,000	1,000	1,175	0 1	30%	
38	ROMERO, LORENZA	2BR	12/01/23	146	0	649	0	795	795	965	0 1	30%	
39	VACANT - 01/31/2023	2BR	12,01123	0	0	0	795	795	795	965	0 1	0% \	AC-
40	MONDRAGON, LARRY	3BR	12/01/23	200	0	800	0	1,000	1,000	1,175	0 1	30%	
41	VACANT - 03/31/2023	2BR	12,01/23	0	0	0	795	795	795	965	0 1	0% \	AC-
42	LUJAN, MARY	2BR	01/01/24	170	0	625	0	795	795	965	0 1	30%	
42	LOPEZ, GRACE	3BR	08/01/23	0	15	1,015	0	1,000	1,000	1,175	0 1	30%	
43	VACANT - 02/06/2023	3BR	00/01/23	0	0	0	1,000	1,000	1,000	1,175	0 1		AC-
		2BR	02/01/24	63	0	732	0	795	795	965	0 1	30%	25 1999
45	SANCHEZ, CARRIE ANN	3BR	12/01/23	236	0	764	0	1,000	1,000	1,175	0 1	30%	
46	CORRAL BEQUET, MARIA	2BR	11/01/23	0	4	799	0	795	795	965	0 1	30%	
47	MARTINEZ, RAELYNE		08/01/23	403	0	392	0	795	795	965	0 1	30%	
48	CHAVEZ, GUADALUPE	2BR	08/01/23	0	0	0	1,000	1,000	1,000	1,175	0 1	0% V	VAC-
49	VACANT - 04/26/2023	3BR		U	U	U	1,000	1,000	1,000	1,173	0 1		

Totals

2,398

131 17,500 18,651 38,418 38,418 46,630

⁴⁸ Total RD R/A Units Allowable

²⁵ RD R/A Units In Use

²³ RD R/A Units Available

(As of) Report Date: 06/01/2023

03/12/2025 09:08 AM

La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

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					Tenant				Unit				
Unit No.	Tenant Name	Size	Lease	Rent -	U/R +	R/A + V	acant =	= Total	Basic	Note	HUD RA#	GTC%	Analysis
01	MARTINEZ, DESSEREE	2BR	05/01/24	259	0	536	0	795	795	965	0 1	30%	4.0
02	VACANT - 03/31/2022	2BR		0	0	0	795	795	795	965	0 1		VAC-
03	VACANT - 03/31/2023	2BR		0	0	0	795	795	795	965	0 1	1	VAC-
04	VACANT - 05/31/2023	2BR		0	0	0	795	795	795	965	0 1	0% \	
05	VACANT - 04/26/2023	2BR		0	0	0	795	795	795	965	0 1	200000000000000000000000000000000000000	VAC-
06	CORDOVA, CHRISTELLA	2BR	03/01/24	19	0	776	0	795	795	965	0 1	30%	
07	VACANT - 01/31/2023	2BR		0	0	0	795	795	795	965	0 1	0% \	VAC-
08	GRIEGO, KATRINA R	2BR	02/01/24	170	0	625	0	795	795	965	0 1	30%	
09	VACANT - 11/30/2022	1BR		0	0	0	679	679	679	840	0 1		VAC-
10	VACANT - 10/02/2022	1BR		0	0	0	679	679	679	840	0 1		VAC-
11	SISNEROS, STARLING	1BR	08/01/23	0	28	707	0	679	679	840	0 1	30%	
12	VACANT - 12/31/2021	1BR	A-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	0	0	0	679	679	679	840	0 1	100000000000000000000000000000000000000	VAC-
13	TRUJILLO, RAYMOND	1BR	03/01/24	145	0	534	0	679	679	840	0 1	30%	
14	NARANJO, JENNIFER	1BR	10/01/23	0	35	714	0	679	679	840	0 1	30%	
15	TALAMANTE, JAN	1BR	07/01/23	32	0	647	0	679	679	840	0 1	30%	
16	VACANT - 04/26/2023	1BR		0	0	0	679	679	679	840	0 1		VAC-
17	VACANT - 03/31/2023	1BR		0	0	0	679	679	679	840	0 1		VAC-
18	TRUJILLO, SUSIE	1BR	11/01/23	10	0	669	0	679	679	840	0 1	30%	
19	VACANT - 10/31/2022	1BR		0	0	0	679	679	679	840	0 1	5537	VAC-
20	DIAS, DOLORES	1BR	07/01/23	119	0	560	0	679	679	840	0 1	30%	
21	PENA, MONICA	1BR	04/01/24	152	0	527	0	679	679	840	0 1	30%	
22	VACANT - 02/21/2022	1BR		0	0	0	679	679	679	840	0 1	Contract of	VAC-
23	VACANT - 02/21/2022 VACANT - 03/02/2023	1BR		0	0	0	679	679	679	840	0 1	0%	VAC-
		1BR	09/01/23	0	13	692	0	679	679	840	0 1	30%	
24	GARCIA, EMILO VACANT - 02/28/2023	1BR	05/01/25	0	0	0	679	679	679	840	0 1	0%	VAC-
25		2BR	08/01/23	41	0	754	0	795	795	965	0 1	30%	
26	MADRID, ANDREW	2BR	00/01/25	0	0	0	795	795	795	965	0 1	0%	VAC-
27	VACANT - 03/31/2023	2BR	08/01/23	51	0	744	0	795	795	965	0 1	30%	
28	GONZALES, KAYLA	2BR	00/01/23	0	0	0	795	795	795	965	0 1	0%	VAC-
29	VACANT - 02/14/2023	2BR		0	0	0	795	795	795	965	0 1	0%	VAC-
30	VACANT - 04/26/2023	2BR	05/01/24	28	0	767	0	795	795	965	0 1	30%	
31	VELARDE, PETRA	2BR	03/01/24	0	0	0	795	795	795	965	0 1	0%	VAC-
32	VACANT - 04/26/2023			0	0	0	795	795	795	965	0 1	0%	VAC-
33	VACANT - 04/26/2023	2BR 3BR		0	0	0	1,000	1,000	1,000	1,175	0 1	0%	VAC-
34	VACANT - 12/31/2021		06/01/24	161	0	634	0	795	795	965	0 1	30%	
35	ARCHULETA, DARLENE	2BR	00/01/24	0	0	0	795	795	795	965	0 1	0%	VAC-
36	VACANT - 11/29/2022	2BR	11/01/23	0	17	1,017	0	1,000	1,000	1,175	0 1	30%	
37	CHACON, HEATHER	3BR	12/01/23	146	0	649	0	795	795	965	0 1	30%	
38	ROMERO, LORENZA	2BR	12/01/23	0	0	0	795	795	795	965	0 1	0%	VAC-
39	VACANT - 01/31/2023	2BR	12/01/23	200	0	800	0	1,000	1,000	1,175	0 1	30%	
40	MONDRAGON, LARRY	3BR	12/01/23	0	0	0	795	795	795	965	0 1	0%	VAC-
41	VACANT - 03/31/2023	2BR	01/01/24	170	0	625	0	795	795	965	0 1	30%	
42	LUJAN, MARY	2BR	01/01/24	0	15	1,015	0	1,000	1,000	1,175	0 1	30%	
43	LOPEZ, GRACE	3BR	08/01/23		0	1,013	1,000	1,000	1,000	1,175	0 1	14400000000000	VAC-
44	VACANT - 02/06/2023	3BR	00/01/01	0		732	0,000	795	795	965	0 1	30%	***************************************
45	SANCHEZ, CARRIE ANN	2BR	02/01/24	63	0		0	1,000	1,000	1,175	0 1	30%	
46	CORRAL BEQUET, MARIA	3BR	12/01/23	236	0	764 0	795	795	795	965	0 1		VAC-
47	VACANT - 05/22/2023	2BR	00/01/07	0	0			795	795	965	0 1	30%	1000000
48	CHAVEZ, GUADALUPE	2BR	08/01/23	403	0	392	1 000	1,000	1,000	1,175	0 1	200254805000	VAC-
49	VACANT - 04/26/2023	3BR		0	0	0	1,000	1,000	1,000	1,173	0 1	0,3	

2,405

Totals

108 15,880 20,241 38,418 38,418 46,630

0

⁴⁸ Total RD R/A Units Allowable

²³ RD R/A Units In Use

²⁵ RD R/A Units Available

(As of) Report Date: 07/01/2023

03/12/2025 09:09 AM

La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

Page 1 of 1

	Tenant Name	Size			T	enant				Unit			
Unit No.			Lease	Rent -	U/R +	R/A + V	acant =	Total	Basic	Note	HUD RA#	GTC%	Analysis
01	MARTINEZ, DESSEREE	2BR	05/01/24	259	0	536	0	795	795	965	0 1	30%	
02	VACANT - 03/31/2022	2BR		0	0	0	795	795	795	965	0 1	0% V	
03	VACANT - 03/31/2023	2BR	1	0	0	0	795	795	795	965	0 1	0.000	AC-
04	VACANT - 05/31/2023	2BR		0	0	0	795	795	795	965	0 1		AC-
05	VACANT - 04/26/2023	2BR		0	0	0	795	795	795	965	0 1	0% V.	AC-
06	CORDOVA, CHRISTELLA	2BR	03/01/24	19	0	776	0	795	795	965	0 1	30%	
07	VACANT - 01/31/2023	2BR	3.45000 0186-210VS64-30V	0	0	0	795	795	795	965	0 1		AC-
08	GRIEGO, KATRINA R	2BR	02/01/24	170	0	625	0	795	795	965	0 1	30%	
09	VACANT - 11/30/2022	1BR		0	0	0	679	679	679	840	0 1	2017020	AC-
10	VACANT - 10/02/2022	1BR		0	0	0	679	679	679	840	0 1	1000000 1000	AC-
11	SISNEROS, STARLING	1BR	08/01/23	0	28	707	0	679	679	840	0 1	30%	
	VACANT - 12/31/2021	1BR	00/01/25	0	0	0	679	679	679	840	0 1	0% V	AC-
12		1BR	03/01/24	145	0	534	0	679	679	840	0 1	30%	
13	TRUJILLO, RAYMOND	1BR	10/01/23	0	35	714	0	679	679	840	0 1	30%	
14	NARANJO, JENNIFER TALAMANTE, JAN	1BR	07/01/24	32	0	647	0	679	679	840	0 1	30%	
15		1BR	07/01/24	0	0	0	679	679	679	840	0 1		AC-
16	VACANT - 04/26/2023	1BR		0	0	0	679	679	679	840	0 1	0% V	AC-
17	VACANT - 03/31/2023	1BR	11/01/23	10	0	669	0	679	679	840	0 1	30%	
18	TRUJILLO, SUSIE		11/01/23	0	0	0	679	679	679	840	0 1	0% V	AC-
19	VACANT - 10/31/2022	1BR	07/01/24	264	0	415	0	679	679	840	0 1	30%	
20	DIAS, DOLORES	1BR		152	0	527	0	679	679	840	0 1	30%	
21	PENA, MONICA	1BR	04/01/24	0	0	0	679	679	679	840	0 1	0% \	AC-
22	VACANT - 02/21/2022	1BR	07/01/24	348	0	331	0	679	679	840	0 1	30%	
23	MARTINEZ, PEDRO C	1BR	07/01/24	0	13	692	0	679	679	840	0 1	30%	
24	GARCIA, EMILO	1BR	09/01/23		0	0	679	679	679	840	0 1	0% \	AC-
25	VACANT - 02/28/2023	1BR	00/01/02	0	0	754	0	795	795	965	0 1	30%	
26	MADRID, ANDREW	2BR	08/01/23	41	0	0	795	795	795	965	0 1	0% V	AC-
27	VACANT - 03/31/2023	2BR		0		744	0	795	795	965	0 1	30%	
28	GONZALES, KAYLA	2BR	08/01/23	51	0	0	795	795	795	965	0 1	0% V	VAC-
29	VACANT - 02/14/2023	2BR	1	0		0	795	795	795	965	0 1		VAC-
30	VACANT - 04/26/2023	2BR		0	0	STORY STORY	0	795	795	965	0 1	30%	
31	VELARDE, PETRA	2BR	05/01/24	28	0	767		795	795	965	0 1	ANNUADOO.	VAC-
32	VACANT - 04/26/2023	2BR	r .	0	0	0	795	795	795	965	0 1	990	VAC-
33	VACANT - 04/26/2023	2BR	1	0	0	0	795	1,000	1,000	1,175	0 1		VAC-
34	VACANT - 12/31/2021	3BR		0	0	0	1,000		795	965	0 1	30%	
35	ARCHULETA, DARLENE	2BR	06/01/24	161	0	634	0	795	795	965	0 1	100000000000000000000000000000000000000	VAC-
36	VACANT - 11/29/2022	2BR		0	0	0	795	795		1,175	0 1	30%	
37	CHACON, HEATHER	3BR	11/01/23	0	17	1,017	0	1,000 795	1,000 795	965	0 1	30%	
38	ROMERO, LORENZA	2BR	12/01/23	146	0	649	0	5/6/7/8/19/10 A	795	965	0 1	101300001755	VAC-
39	VACANT - 01/31/2023	2BR		0	0	0	795	795			0 1	30%	,,,,
40	MONDRAGON, LARRY	3BR	12/01/23	200	0	800	0	1,000	1,000	1,175	0 1		VAC-
41	VACANT - 03/31/2023	2BR	(Secretary to	0	0	0	795	795	795	965	0 1	30%	
42	LUJAN, MARY	2BR	01/01/24	170	0	625	0	795	795		0 1	30%	
43	LOPEZ, GRACE	3BR	08/01/23	0	15	1,015	0	1,000	1,000	1,175	0 1	100000000000000000000000000000000000000	VAC-
44	VACANT - 02/06/2023	3BR		0	0	0	1,000	1,000	1,000	1,175	0 1	30%	1,10
45	SANCHEZ, CARRIE ANN	2BR	02/01/24	63	0	732	0	795	795	965	0 1	30%	
46	CORRAL BEQUET, MARIA	3BR	12/01/23	236	0	764	0	1,000	1,000	1,175			VAC-
47	VACANT - 05/22/2023	2BR		0	0	0	795	795	795	965	0 1		VAC-
48	CHAVEZ, GUADALUPE	2BR	08/01/23	403	0	392	0	795	795	965	0 1	30%	VAC
49	VACANT - 04/26/2023	3BR		0	0	0	1,000	1,000	1,000	1,175	0 1	0%	VAC-
	TACALL - OTIZOIZOZO			1									

⁴⁸ Total RD R/A Units Allowable

²⁴ RD R/A Units In Use

²⁴ RD R/A Units Available

(As of) Report Date: 08/01/2023

03/12/2025 09:09 AM

La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

Page 1 of 1

	Tenant Name	Size			r	enant				Unit			
Unit No.			Lease	Rent -	U/R +	R/A + V	/acant =	Total	Basic	Note	HUD RA#	GTC%	Analysis
01	MARTINEZ, DESSEREE	2BR	05/01/24	259	0	536	0	795	795	965	0 1	30%	C
02	VACANT - 03/31/2022	2BR	1	0	0	0	795	795	795	965	0 1	0% VA	
03	VACANT - 03/31/2023	2BR	- 1	0	0	0	795	795	795	965	0 1	10036301	AC-
04	VACANT - 05/31/2023	2BR		0	0	0	795	795	795	965	0 1		AC-
05	VACANT - 04/26/2023	2BR		0	0	0	795	795	795	965	0 1	0% VA	AC-
06	CORDOVA, CHRISTELLA	2BR	03/01/24	19	0	776	0	795	795	965	0 1	30%	
07	VACANT - 01/31/2023	2BR	**.**********	0	0	0	795	795	795	965	0 1		AC-
08	GRIEGO, KATRINA R	2BR	02/01/24	170	0	625	0	795	795	965	0 1	30%	
09	VACANT - 11/30/2022	1BR		0	0	0	679	679	679	840	0 1	A 100,000 T 500,000	AC-
10	VACANT - 10/02/2022	1BR		0	0	0	679	679	679	840	0 1	Appropriate account	AC-
	SISNEROS, STARLING	1BR	08/01/24	10	0	669	0	679	679	840	0 1	30%	N 7-627
11	VACANT - 12/31/2021	1BR	00/01/21	0	0	0	679	679	679	840	0 1	0% V	AC-
12	TRUJILLO, RAYMOND	1BR	03/01/24	145	0	534	0	679	679	840	0 1	30%	
13		1BR	10/01/23	0	35	714	0	679	679	840	0 1	30%	
14	NARANJO, JENNIFER	1BR	07/01/24	32	0	647	0	679	679	840	0 1	30%	
15	TALAMANTE, JAN	1BR	07/01/21	0	0	0	679	679	679	840	0 1		AC-
16	VACANT - 04/26/2023	1BR		0	0	0	679	679	679	840	0 1	0% V	AC-
17	VACANT - 03/31/2023	1BR	11/01/23	10	0	669	0	679	679	840	0 1	30%	
18	TRUJILLO, SUSIE	1BR	11/01/25	0	0	0	679	679	679	840	0 1	0% V	AC-
19	VACANT - 10/31/2022	1BR	07/01/24	264	0	415	0	679	679	840	0 1	30%	
20	DIAS, DOLORES		04/01/24	152	0	527	0	679	679	840	0 1	30%	
21	PENA, MONICA	1BR	04/01/24	0	0	0	679	679	679	840	0 1	0% V	AC-
22	VACANT - 02/21/2022	1BR	07/01/24	348	0	331	0	679	679	840	0 1	30%	
23	MARTINEZ, PEDRO C	1BR	07/01/24	0	13	692	0	679	679	840	0 1	30%	
24	GARCIA, EMILO	1BR	09/01/23	0	0	0	679	679	679	840	0 1	0% V	AC-
25	VACANT - 02/28/2023	1BR	00/01/24	41	0	754	0	795	795	965	0 1	30%	
26	MADRID, ANDREW	2BR	08/01/24	0	0	0	795	795	795	965	0 1	0% V	AC-
27	VACANT - 03/31/2023	2BR	00/01/04		0	735	0	795	795	965	0 1	30%	
28	GONZALES, KAYLA	2BR	08/01/24	60	0	0	795	795	795	965	0 1	0% V	AC-
29	VACANT - 02/14/2023	2BR		0	0	0	795	795	795	965	0 1		AC-
30	VACANT - 04/26/2023	2BR		0	1050	767	0	795	795	965	0 1	30%	
31	VELARDE, PETRA	2BR	05/01/24	28	0	0	795	795	795	965	0 1	0% V	AC-
32	VACANT - 04/26/2023	2BR	-	0		0	795	795	795	965	0 1	0% V	AC-
33	VACANT - 04/26/2023	2BR		0	0	0	1.000	1,000	1,000	1,175	0 1	0% V	AC-
34	VACANT - 12/31/2021	3BR	1000112-012-02	0	0	634	0	795	795	965	0 1	30%	
35	ARCHULETA, DARLENE	2BR	06/01/24	161	0	034	795	795	795	965	0 1	0% \	AC-
36	VACANT - 11/29/2022	2BR		0	0		0	1,000	1,000	1.175	0 1	30%	
37	CHACON, HEATHER	3BR	11/01/23	0	17	1,017	0	795	795	965	0 1	30%	
38	ROMERO, LORENZA	2BR	12/01/23	146	0	649	795	795	795	965	0 1	U 3-22-25-680	AC-
39	VACANT - 01/31/2023	2BR		0	0	9.500000	0	1,000	1,000	1,175	0 1	30%	
40	MONDRAGON, LARRY	3BR	12/01/23	200	0	800	795	795	795	965	0 1	0% \	VAC-
41	VACANT - 03/31/2023	2BR		0	0	625	0	795	795	965	0 1	30%	
42	LUJAN, MARY	2BR	01/01/24	170	0	625	0	1,000	1.000	1.175	0 1	30%	
43	LOPEZ, GRACE	3BR	08/01/24	10	0	990		1,000	1,000	1,175	0 1		VAC-
44	VACANT - 02/06/2023	3BR	2012-02-03-0	0	0	722	1,000	795	795	965	0 1	30%	Medical Control
45	SANCHEZ, CARRIE ANN	2BR	02/01/24	63	0	732	0		1,000	1,175	0 1	30%	
46	CORRAL BEQUET, MARIA	3BR	12/01/23	236	0	764	705	1,000 795	795	965	7.5	NORTH AND STA	VAC-
47	VACANT - 05/22/2023	2BR		0	0	0	795			965		30%	orest 1000
		2BR	08/01/24										VAC-
	VACANT - 04/26/2023	3BR		0	0	0	1,000	1,000	1,000	1,173	U I	0,0	
48 49	CHAVEZ, GUADALUPE	2BR	08/01/24 Totals	319 0 2,843	65	476 0 16,078	1,000 19,562	795 1,000 38,418	795 1,000 38,418	1,175 46,630	0 1		

⁴⁸ Total RD R/A Units Allowable

²⁴ RD R/A Units In Use

²⁴ RD R/A Units Available

(As of) Report Date: 09/01/2023

03/12/2025 09:09 AM

La Vista Del Rio Apartments 566 Turner Lane Sheridan, WY 82801

Page 1 of 1

	Tenant Name	Size			1	Tenant .				Unit			
Unit No.			Lease	Rent -	U/R +	R/A + V	Vacant =	Total	Basic	Note	HUD RA#	GTC%	Analysis
01	MARTINEZ, DESSEREE	2BR	05/01/24	259	0	536	0	795	795	965	0 1	30%	14 C
02	VACANT - 03/31/2022	2BR		0	0	0	795	795	795	965	0 1	(a) Make 110	AC-
03	VACANT - 03/31/2023	2BR		0	0	0	795	795	795	965	0 1		AC-
04	VACANT - 05/31/2023	2BR		0	0	0	795	795	795	965	0 1		AC-
05	VACANT - 04/26/2023	2BR	1	0	0	0	795	795	795	965	0 1	0% V	AC-
06	CORDOVA, CHRISTELLA	2BR	09/01/24	0	19	814	0	795	795	965	0 1	30%	and the same
07	VACANT - 01/31/2023	2BR	800/9990.0090.000000	0	0	0	795	795	795	965	0 1	6100,000 00	AC-
08	GRIEGO, KATRINA R	2BR	02/01/24	170	0	625	0	795	795	965	0 1	30%	********
09	VACANT - 11/30/2022	1BR		0	0	0	679	679	679	840	0 1	1000000	AC-
10	VACANT - 10/02/2022	1BR	1	0	0	0	679	679	679	840	0 1		AC-
11	VACANT - 08/24/2023	1BR	1	0	0	0	679	679	679	840	0 1	I	AC-
12	VACANT - 06/24/2023 VACANT - 12/31/2021	1BR		0	0	0	679	679	679	840	0 1	0% V	AC-
		1BR	03/01/24	145	0	534	0	679	679	840	0 1	30%	
13	TRUJILLO, RAYMOND	1BR	10/01/23	0	35	714	0	679	679	840	0 1	30%	
14	NARANJO, JENNIFER	1BR	07/01/24	32	0	647	0	679	679	840	0 1	30%	
15	TALAMANTE, JAN	1BR	07/01/24	0	0	0	679	679	679	840	0 1	0% \	/AC-
16	VACANT - 04/26/2023	1BR		0	0	0	679	679	679	840	0 1	0% \	/AC-
17	VACANT - 03/31/2023	1BR	11/01/23	10	0	669	0	679	679	840	0 1	30%	
18	TRUJILLO, SUSIE		11/01/23	0	0	0	679	679	679	840	0 1	0% \	VAC-
19	VACANT - 10/31/2022	1BR	07/01/24	264	0	415	0	679	679	840	0 1	30%	
20	DIAS, DOLORES	1BR		152	0	527	0	679	679	840	0 1	30%	
21	PENA, MONICA	1BR	04/01/24		0	0	679	679	679	840	0 1	30000000000	VAC-
22	VACANT - 02/21/2022	1BR	07/01/04	249	- 2	331	0	679	679	840	0 1	30%	
23	MARTINEZ, PEDRO C	1BR	07/01/24	348	0		0	679	679	840	0 1	30%	
24	GARCIA, EMILO	1BR	09/01/24	7	0	672	679	679	679	840	0 1		VAC-
25	VACANT - 02/28/2023	1BR		0	0	0	0	795	795	965	0 1	30%	
26	MADRID, ANDREW	2BR	08/01/24	41	0	754		795	795	965	0 1		VAC-
27	VACANT - 03/31/2023	2BR	5-287-287-2270	0	0	0	795		795	965	0 1	30%	1110
28	GONZALES, KAYLA	2BR	08/01/24	60	0	735	0	795	795	965	0 1	100-2017AD025A	VAC-
29	VACANT - 02/14/2023	2BR		0	0	0	795	795	795	965	0 1	500	VAC-
30	VACANT - 04/26/2023	2BR		0	0	0	795	795		965	0 1	30%	VIIC
31	VELARDE, PETRA	2BR	05/01/24	28	0	767	0	795	795	965	0 1		VAC-
32	VACANT - 04/26/2023	2BR		0	0	0	795	795	795		0 1		VAC-
33	VACANT - 04/26/2023	2BR	1	0	0	0	795	795	795	965	0 1	000000	VAC-
34	VACANT - 12/31/2021	3BR		0	0	0	1,000	1,000	1,000	1,175	0 1	30%	V/1C-
35	ARCHULETA, DARLENE	2BR	06/01/24	161	0	634	0	795	795	965	0 1	10000000000	VAC-
36	VACANT - 11/29/2022	2BR		0	0	0	795	795	795	965		0.000000	VAC-
37	VACANT - 08/29/2023	3BR		0	0	0	1,000	1,000	1,000	1,175		30%	VAC-
38	ROMERO, LORENZA	2BR	12/01/23	146	0	649	0	795	795	965	0 1		VAC-
39	VACANT - 01/31/2023	2BR		0	0	0	795	795	795	965	0 1	0.000	VAC-
40	MONDRAGON, LARRY	3BR	12/01/23	200	0	800	0	1,000	1,000	1,175	0 1	30%	VAC
41	VACANT - 03/31/2023	2BR		0	0	0	795	795	795	965	0 1	0.00000	VAC-
42	LUJAN, MARY	2BR	01/01/24	170	0	625	0	795	795	965	0 1	30%	
43	LOPEZ, GRACE	3BR	08/01/24	10	0	990	0	1,000	1,000	1,175	0 1	30%	VAC
44	VACANT - 02/06/2023	3BR		0	0	0	1,000	1,000	1,000	1,175	0 1		VAC-
45	SANCHEZ, CARRIE ANN	2BR	02/01/24	63	0	732	0	795	795	965	0 1	30%	
46	VACANT - 08/30/2023	3BR		0	0	0	1,000	1,000	1,000	1,175	0 1	(2000)	VAC-
47	VACANT - 05/22/2023	2BR		0	0	0	795	795	795	965	0 1	100000000000000000000000000000000000000	VAC-
48	CHAVEZ, GUADALUPE	2BR	08/01/24	319	0	476	0	795	795	965	0 1	30%	
40		3BR		0	0	0	1,000	1,000	1,000	1,175	0 1	0%	VAC-
49	VACANT - 04/26/2023												

⁴⁸ Total RD R/A Units Allowable

²¹ RD R/A Units In Use

²⁷ RD R/A Units Available

IN THE UNITED STATES DISTRICT COURT FOR NEW MEXICO

GUADALUPE CHAVEZ, LORENZA ROMERO, ALICE SANCHEZ, SUSIE TRUJILLO, and PETRA VELARDE, Plaintiffs

VS.

THOMAS VILSACK,
Secretary of the
Department of Agriculture,
VILLAS DE AVENIDA
CANADA, LLC, as owner of
La Vista del Rio Apartments,
BOSLEY MANAGEMENT,
INC, as former owner of La
Vista del Rio Apartments,
Defendants

CASE NO:

DECLARATION OF SOVEREIGN
HAGER IN SUPPORT OF PLAINTIFFS'
MOTION FOR CLASS
CERTIFICATION And Preliminary
Approval Of Class Settlement

I, Sovereign Hager, declare that:

- 1. I have personal knowledge of the facts in this Declaration.
- 2. I am an attorney and the legal director employed at the New Mexico Center on Law and Poverty (NMCLP) and I serve as co-counsel for Plaintiffs in the present lawsuit.
- 3. In support of Plaintiffs' request that the Court appoint Plaintiffs' counsel to serve as class counsel, I submit the following information about the organization and attorneys:

NEW MEXICO CENTER ON LAW AND POVERTY

4. NMCLP is a 501(c)(3) nonprofit organization dedicated to advancing economic and social justice through education, advocacy, and litigation. The Center works with low-income New Mexicans to improve living conditions, increase opportunities, and protect their

Exhibit D

- rights. NMCLP provides systemic advocacy to advance economic justice and equal opportunities for families in our state.
- 5. NMCLP was established in 1996 to fill a critical gap in the provision of systemic civil legal services in New Mexico. Since NMCLP's early victories to protect access to public benefits programs, we expanded our expertise and deepened our skills to represent low-income New Mexicans in the courts, at the legislature, and before state agencies and institutions. Today, NMCLP is a critical anchor institution for systemic change in New Mexico. NMCLP's legal and policy work protects the rights of New Mexicans and creates positive changes in laws, programs, and policies across a broad range of issues that deeply affect the well-being of New Mexicans. Extensive background information on NMCLP is available at www.nmpovertylaw.org.
- 6. NMCLP is one of a few nonprofit legal services organizations in New Mexico that can bring class action lawsuits. Other organizations such as New Mexico Legal Aid are prohibited from this type of litigation due to the restrictive nature of their funding sources. One of the core goals of NMCLP is advancing protections for renters through legal reform, impact litigation, and preservation of affordable housing.
- 7. NMCLP regularly represents New Mexicans in class actions and other impact litigation seeking to remedy harm caused by institutions that serve New Mexicans. This includes representing the Plaintiffs in *Yazzie v. Hanna Skandera*, D-101-CV-2014-00793 (finding the New Mexico education system insufficient under the New Mexico Constitution), *Rodriguez v. Brand West Dairy*, S-1-SC-35426 (finding the exclusion of agricultural workers from workers' compensation to violate the New Mexico Constitution), *Knowlton v. Armijo*, 88-CV-038 (entering a class action consent decree requiring the New Mexico

Healthcare Authority to comply with federal law in the administration of food and medical assistance), Olivas v. Nair, D-101-CV-2017-00139 (resulting in a class action settlement agreement requiring the New Mexico Department of Workforce Solutions to accept and investigate wage claims as required by state law), Coss v. Manefort, D-1010-CV-2018-00302 (resulting in a settlement requiring the New Mexico Motor Vehicle Department to revise regulations and provide second-tier drivers' licenses to New Mexicans as required by state statutes), NMCLP v. Sidonie Squier, D-101-CV-2014-02330 (enjoining the New Mexico Human Services Department from implementing work requirements as a condition of food assistance eligibility), Torres v. Jacobson, D-101-CV-2018-02769 (entering a consent decree requiring the New Mexico Early Childhood Education and Care Department to increase eligibility for child care assistance and provide due process in the program application requirements), and Atyani v. Bonfantine, D-202-CV-2016-02775 (resulting in a class action settlement requiring an employer to comply with the City of Albuquerque minimum wage ordinance and pay close to \$1 million in damages to workers).

Sovereign Hager

- 8. I am an attorney licensed to practice law in the state of New Mexico, the Navajo Nation (Inactive) and in the United States District Court for the State of New Mexico as well as the US Court of Appeals for the Tenth Circuit. I have been a practicing attorney since 2011. I received my J.D. and M.A. *magna cum laude* from Syracuse University.
- I began working at the New Mexico Center on Law and Poverty in 2013, and have served
 as the Legal Director since 2018. At NMCLP, I represent low-income New Mexicans in
 impact cases protecting rights to drivers' licenses (Coss v. Manefort, D-1010-CV-2018-

00302), food assistance (*NMCLP v. Sidonie Squier*, D-101-CV-2014-02330), and child care assistance (*Torres v. Jacobson*, D-101-CV-2018-02769). I serve as class counsel in *Knowlton v. Armijo*, 88-CV-038 and *Olivas v. Nair* D-101-CV-2017-00139. As Legal Director, I oversee the legal work of NMCLP, including workers' rights, housing, access to public benefits, access to Medicaid and healthcare, and enforcing the state's obligation to provide a sufficient education to public school students.

10. I have experience leading complex litigation, including class action cases against state agencies in state and federal court and other complex cases against employers, and corporations in New Mexico and on the Navajo Nation.

Maria Griego

- 11. Maria Griego has been an attorney at the NMCLP for 9 years. She has been the director of Economic Equity at NMCLP since 2018. She directs the Center's work to increase access to affordable housing in New Mexico. Ms. Griego represents the putative class in *Chavez*, et. al. v. Nodel Parks, et. al., D-202-CV-2020-00757, enforcing the rights of low-income New Mexicans residing in mobile home parks and previously served as class counsel in *Knowlton*, et. al. v. Armijo, No. CIV 88-0385, representing a class of over 950,000 New Mexicans who are seeking or participating in New Mexico's food and medical assistance programs. In 2018, Ms. Griego also co-led the representation of Plaintiffs in *Torres*, et. al. v. Jacobson, D-101-CV-2018-02769, representing low-income New Mexicans who were unfairly denied or excluded from the New Mexico Children Youth and Families Department's Child Care Assistance Program.
- 12. NMCLP staff and attorneys worked extensively prior to filing this case to investigate the claims through records requests submitted pursuant to the Freedom of Information Act.

- 13. Due to the financial precarity of class members and the lack of affordable housing in Española, it has been very difficult to locate putative class members who moved out of the apartment complex that is the subject of this suit.
- 14. The Settlement was the result of arm's length negotiations over several months, concluding with mediation before the Honorable Judge Kirtan Khalsa.
- 15. I am unaware of any conflict, potential or actual, I have with any class representatives or putative class members, and I am personally dedicated to this case.
- 16. Based on my experience litigating class action cases and cases on behalf of individual renters, given the size of the class and robust recovery under the proposed settlement, it is not expected that class members will substantively object. It is my opinion that the Settlement is fair, reasonable and adequate.
- 17. I declare under penalty of perjury under the laws of the United States that the foregoing statements are true and correct to the best of my knowledge, information and belief.

Executed this 7th day of April 2025.

Sovereign Hager NM Center on Law and Poverty 301 Edith Blvd. NE Albuquerque, NM 87102 sovereign@nmpovertylaw.org

IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT COURT OF NEW MEXICO

IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT COURT OF NEW MEXICO

GUADALUPE CHAVEZ, et al., Plaintiffs,

VS.

CASE NO: 1:24-CV-00572 JB/KK
DECLARATION OF MARCOS SEGURA

THOMAS VILSACK, Secretary of the Department of Agriculture, et al., Defendants.

DECLARATION OF MARCOS SEGURA IN SUPPORT OF JOINT MOTION FOR CLASS CERTIFICATION FOR SETTLEMENT PURPOSES AND PRELIMINARY APPROVAL OF CLASS SETTLEMENT

I, Marcos Segura, declare as follows:

- 1. I am one of the attorneys for Plaintiffs in this action. I have personal knowledge of the facts set forth in this declaration and could and would testify competently to them.
- I am providing this declaration in support of the motion filed jointly by Plaintiffs and Defendant Bosley Management Inc. (Bosley) for Class Certification for Settlement Purposes and Preliminary Approval of Class Settlement.
- 3. I am currently a staff attorney for the National Housing Law Project (NHLP) where I focus on advancing the rights of tenants in federally subsidized housing and preserving subsidized housing projects. This includes the USDA's Section 515 housing program. I have been at NHLP since November of 2020.

Exhibit E

- 4. I acted as co-counsel in *Oliver v. Chicago Housing Authority*, 22 C 03786 (N.D. Ill. 2022) and Bush et al. v. Omaha Housing Authority, Case No. 8:24-cv-00260 (D. Neb. 2024).
- 5. These are class action lawsuits, brought under Rule 23 of the Federal Rules of Civil Procedure, both challenging the failure of a public housing authority to notify very lowincome public housing residents of the hardship exemption to paying the minimum rent in violation of federal law and the operative residential leases.
- 6. Through these cases, under the guidance of more experienced attorneys, I gained a deep understanding of Rule 23's substantive requirements and the practical considerations involved in pursuing class-wide relief in the affordable housing context, including negotiating and implementing settlement terms.
- 7. Prior to joining NHLP, I was an attorney for Central California Legal Services (CCLS), a legal aid organization serving indigent litigants in California's Central San Joaquin Valley.
- 8. While at CCLS, I litigated several affirmative cases, including cases very similar to the case at bar that involved dozens of tenants, project-wide habitability issues, and government enforcement action that included significant documentation of alleged owner violations. Through these cases, I learned that habitability cases, even where violations are well documented, are highly factual, long, expensive, and the outcome is very uncertain.
- 9. For the case at bar, NHLP and its co-counsel, the New Mexico Center on Law and Poverty (NMCL), engaged in significant pre-filing investigation and analysis into the strength of the claims Plaintiffs ultimately alleged. This included preparation of two

separate Freedom of Information Act requests submitted to the USDA's Rural Development division, review of the dozens of documents provided in response, interviews with potential clients, and an extensive breakdown of the underlying claims and legal theories.

- 10. After the filing of motions for preliminary injunctive relief and class certification, Plaintiffs engaged in negotiations with Bosley's counsel from August of 2024 to March of 2025. The final part of negotiations was conducted in open court with the guidance of the Honorable Judge James O. Browning, and the agreement reached before Judge Browning was further negotiated and reduced to writing through mediation conducted by the Honorable Judge Kirtan Khalsa.
- 11. The proposed class settlement provides monetary relief to class members that is very close to the statutory damages that class members stand to win at trial, and it offers them the opportunity to live at another Section 515 property owned and/or operated by Bosley, which would restore the deeply subsidized rents and strong tenant protections Plaintiffs allege were stripped by Bosley's wrongful conduct.
- 12. Based on the lengthy negotiations between the parties, the relief offered to class members, and my experience with protracted, expensive and uncertain habitability cases, the proposed settlement is fair, reasonable and adequate and the product of arm's length negotiations.
- 13. There are no conflicts between class members and the named Plaintiffs or their counsel.

I declare under penalty of perjury under the laws of the United States that the foregoing statements are true and correct to the best of my knowledge, information and belief. 28 U.S.C. § 1746.

Executed this 7th day of April 2025.

/s/ Marcos Segura
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